



# AllAboutEcology

Ecological Consultant

Preliminary Ecological Appraisal  
'Low Impact' Ecological Impact Assessment

For

Methodist Chapel, Forest-in-Teesdale  
DL12 0HA

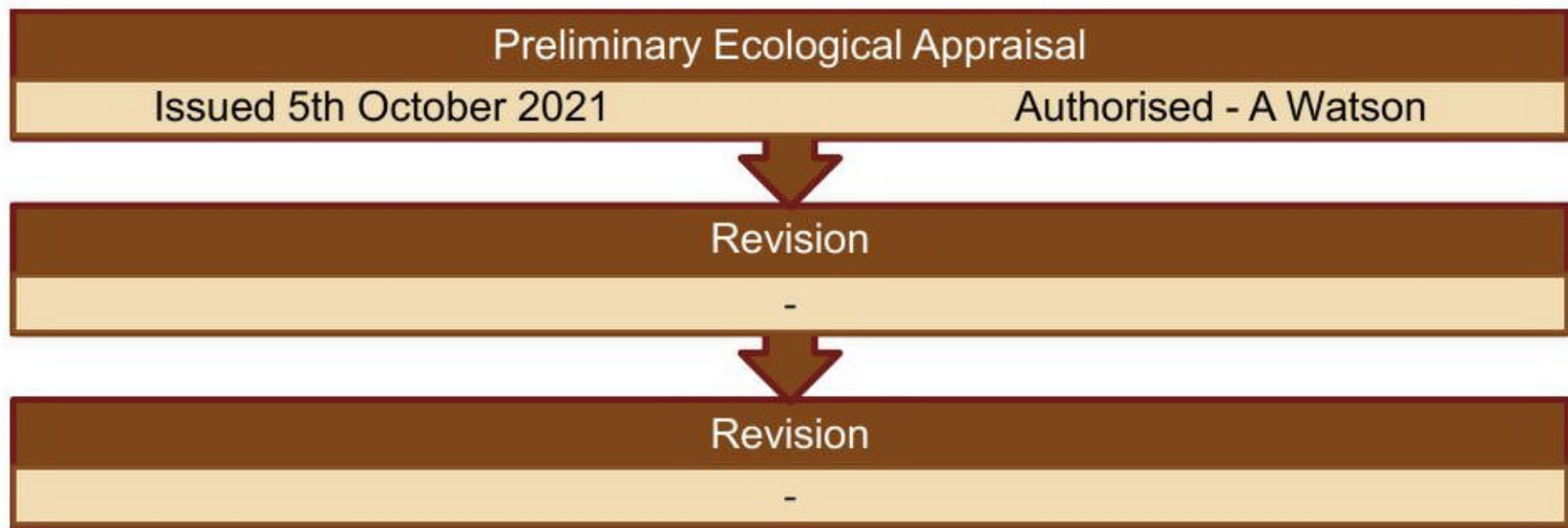


For

Raby Estates  
October 2021

# Document Verification

Document Title	• Preliminary Ecological Appraisal
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# 1. Executive Summary

We are requested by Raby Estates to provide a Preliminary Ecological Appraisal for Methodist Chapel, Forest-in-Teesdale.

Potential for Protected Species surveys were undertaken at the property.

- 1.1 It is proposed to convert the existing Methodist Chapel into a dwelling.
- 1.2 Desk top data searches indicate:
  - a. The site is in an upland rural village environment – Upper Teesdale.
  - b. The site is within the North Pennines AONB.
  - c. The site is bounded by important habitat.
  - d. Low/ Moderate quality bat foraging and commuting habitat is present around the site.
  - e. Known bat hibernation sites are present in the area.
  - f. The area supports a range of important ground nesting birds.
- 1.3 Field surveys were carried out on in September 2021:
  - a. No increase in building footprint is proposed at present.
  - b. The survey area has mature trees present on the boundaries.
  - c. Bat surveys identified a building with low bat roost potential.
  - d. Bat activity survey identified a site with bat commuting activity.
- 1.4 Potential for protected species:
  - a. Bats – the structure has potential to support the occasional, individual roosting bat.
  - b. Birds – the surrounding vegetation has the potential to support ground nesting birds.
  - c. Hedgehog – no hedgehogs were noted on site.
  - d. Other species – the proposals are unlikely to affect any additional species.
- 1.5 Further survey effort considered necessary:
  - a. No further species or habitat surveys are considered necessary at this present time.
  - b. And increase in building footprint will require additional habitat and tree surveys.

1.6 Ecological considerations:

- a. The general assessment of the site is one of limited wildlife interest.
- b. Bats – limited potential to support occasional individual roosting bats – care to be taken when removing internal cladding, creating new window openings and roof lights.
- c. Birds – the surrounding area supports a range of important ground nesting birds, their potential presence should be considered during any work.
- d. The enclosed Method Statement should be followed during the proposed works – in particular during internal panel removal. No roof removal to occur during the bat maternity season.
- e. A precautionary approach should be taken to the removal of any existing vegetation.

1.7 The general content of the report will remain valid for a maximum of two years, further surveys will be necessary after this time.

1.8 If any BAP species are found during construction the project ecologist is to be informed so that further advice can be provided.

## 2. Introduction

### 2.1 Survey Objectives

We are requested by Raby Estates to provide a Preliminary Ecological Appraisal – Protected Species Survey with reference to bats at Methodist Chapel, Forest-in-Teesdale.

This report will inform the planning application.

The surveys will:

- Data search with parties holding pertinent wildlife and ecological records.
- Record the habitats present.
- Record incidental evidence of relevant species.
- Evaluate ecological features within the zone of influence.
- Evaluate the likelihood that protected, priority or invasive species are present.
- Identify possible ecological constraints on development.
- Determine appropriate avoidance, mitigation and enhancement measures (as far as possible) within the survey area.
- Advice on further Ecological surveys required.

Produce a written report presenting the above information either:

- 'Low Impact' Ecological Impact Assessment (EcIA) Report where sufficient information has been gained to allow an assessment of no significant effects.
- Preliminary Ecological Appraisal Report if further surveys are considered necessary.

### 2.2 Development Proposals

To convert the existing Methodist Chapel into a dwelling.

**Potential for bat impact** – loss of potential roost space within te proposals.

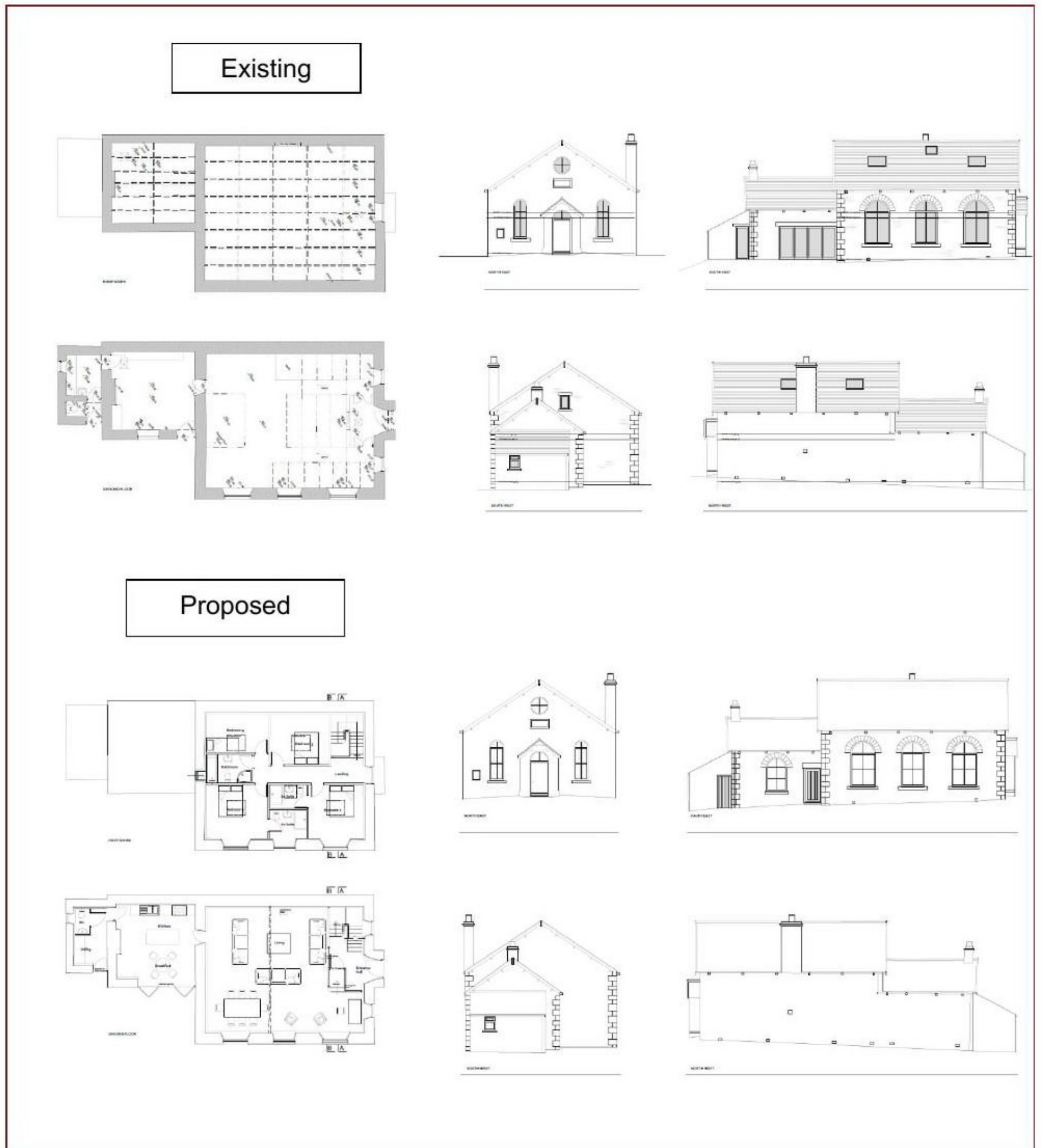


Figure 1- Existing and proposed plans



### 2.3 Site Location

Site	Methodist Chapel, Forest-in-Teesdale
Post Code	DL12 0HA
Grid reference	NY 87103 29467
Counties, Metropolitan Districts and Unitary Authorities (GB)	County Durham
Parishes (GB)	Forest and Frith CP
Planning Authority	Durham
National Character Area	North Pennines

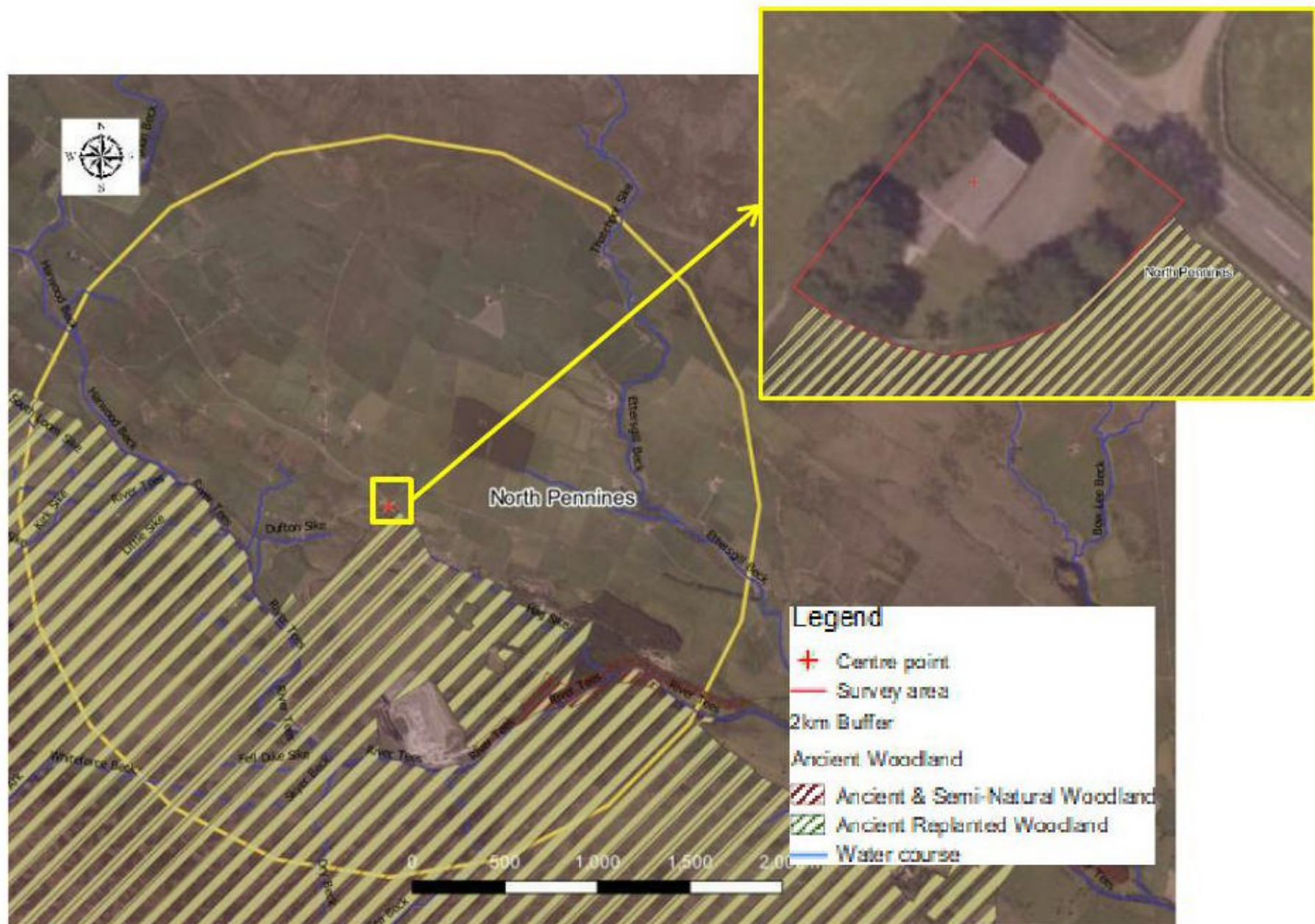


Figure 2 – Position of the survey area using GIS & Google  
The yellow circle indicates an approximate 2km zone

The survey area is situated in a rural upland environment within the North Pennines AONB, on the boundary of the North Pennines NNR, on the B6277 9km north-west of Middleton in Teesdale. The River Tees and a number of its tributaries flow 800m south of the site, limited woodland is present in the vicinity.

An area of high moor.

## 2.4 Surveyors & Timing

Surveys were undertaken in 2021:

- A bat building and habitat survey on September 22<sup>nd</sup> 2021 during daylight hours by Tricia Snaith.
- A bat activity – dusk survey was conducted on September 22<sup>nd</sup> by Tricia Snaith and Andrew Watson.

Tricia Snaith holds:

WML-A34-Level 2 (Class Licence) – to survey bats using artificial light, endoscopes, hand and hand-held static nets registered number 2015-14858-CLS-CLS.

WML-CL08- To survey Great crested newts for scientific (including research) or educational purposes – Level 1 (Class Licence), which covers surveying by hand, nets, torches and aquatic funnel traps (including bottle traps) registered number 2015-13610-CLS-CLS.

### Constraints Or Limitations To The Survey Or Report

The ecological status of a site can change over time, surveys can only record what is present at the time of survey.

Bats are known to move between several roosts dependent upon their requirements and may not present at the time of survey. Bats can roost deep in cracks, crevices and cavity walls making them difficult to identify during visual inspections.

The results of ecological surveys are time limited and checking surveys may be required to confirm that the survey remains current.

### 3. Legal Status Of Protected Species

The potential impact of planning decisions on biodiversity and geological conservation need to be fully considered.

#### 3.1 Habitats Regulations – Appropriate Assessment

Developers are required to consider the potential effects on protected habitats. Under Article 6(3) of the Habitats Directive, an appropriate assessment is required where a plan or project is likely to have a significant effect upon a European site, either individually or in combination with other projects.

*“Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site’s conservation objectives”*

#### 3.2 The Conservation of Habitats and Species Regulations 2017

It is an offence for anyone to deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs. It is an offence to damage or destroy a breeding or resting place of such an animal. It is also an offence to have in one's possession or control, any live or dead European protected species.

A person will commit an offence if they deliberately disturb such animals in a way as to be likely significantly to affect:

- (a) The ability of any significant groups of animals of that species to survive, breed, or rear or nurture their young, or
- (b) The local distribution of abundance of that species.

It is an offence to deliberately pick, collect, cut, uproot or destroy a wild plant of a European protected species. It is also an offence for any purpose to possess, sell or exchange such a plant.

#### 3.3 UK & Local Biodiversity Action Plan

UK Post-2010 Biodiversity Framework in July 2012, covering the period 2011-2020, based on the UK Biodiversity Action Plan (BAP) published in 1994. The current list of UKBAP priority species and habitats was published in August 2007 and now contains 1150 species and 65 habitats, the framework of which remains in place.

**Note:** This information is a guide only. Please refer to the full relevant texts for more information.

## 4. Survey Methodology

### 4.1 Pre-survey Data Search (Desk Top Survey)

Consultation of pre-existing information on Local Wildlife sites, biodiversity of the area and protected species at and around the survey site was obtained through the following:

- Google or Bing maps to study aerial photography and satellite imagery.
- Multi Agency Geographic Information Centre (MAGIC) a variety of searches are done to deduce the general character of the area and the presence of any relevant wildlife areas.
- Local wildlife groups or the Local records centre for information on relevant protected species and/or bats within a 2km radius (5km for Barn owls) of the survey area.
- Any previous reports containing relevant information.

These are used to determine if the development is within the geographical range and suitable habitat for the considered species.

### 4.2 Field Surveys

#### 4.2.1 Habitat Survey

The field survey of the site was carried out in accordance with the methodology outlined in the JNCC handbook for Phase 1 habitat survey. Each parcel of land was assessed and classified. A walkover survey was conducted; habitat and features were target noted where appropriate.

Plant species were identified and compared to county axiophytes lists. Habitats which were identified as being of particular interest would be studied in more detail. Plant species lists with abundance were recorded for such areas, if necessary. Any Schedule 9 plant species are recorded.

The quality of field data will be affected by the season of the survey, with some plant species only being evident or identifiable in certain seasons. Identification of any of these plants will be noted during the survey, if possible, further surveys may be considered necessary during the vegetative season.

#### 4.2.2 Preliminary Bat Roost Assessment

Preliminary Roost Assessment Survey – Building/tree surveys can be carried out at any time of year, but bats are most likely to be seen or heard in roofs during the summer (mainly maternity roosts) or autumn (swarming/mating roosts) or seen in subterranean areas during the winter (hibernating bats).

##### Bat (Building) Survey

A thorough inspection of all the structures is carried out during daylight hours, following the BCT - Bat Surveys for Professional Ecologists - Good Practice Guidelines 2016, with prior arrangement of the owners, occupiers, caretakers etc., using access and inspection equipment, such as ladders, binoculars and a good torch:

- External inspection of the structure, looking for bat droppings and other evidence of bat usage, also suitable entry and exit points.
- Internal inspection of the structure, focus in particular on areas which provide appropriate environmental conditions for bats.
- Record any signs of bats found on a plan of the structure and collect samples of droppings, bones or feeding remains for comparison with a reference collection.
- A risk analysis is carried out to ensure safe working methods are adopted.
- Appropriate people (owners, neighbours etc.) are asked whether there is any history of bats using the site.

#### 4.2.3 Bat Activity Survey (Presence/Absence Survey)

A dusk emergence survey should be undertaken during the period that bats are most active (usually April through to the end of September) and are used to locate roosts in trees, buildings or built structures, as bats are not always found by internal and external inspection surveys.

Emergence/re-entry surveys can also give a reasonable estimate of the number of bats, if any, that are present. The structure will have been surveyed in daylight to assess the features and potential exit locations and the number of surveyors required.

Sufficient surveyors are used so that all aspects of the structure can be viewed at one time and position so that all possible bat exits can be observed at one time and the line-of-sight should not exceed 50m.

Activity surveys are carried out using the following timeframes:

- Dusk - Emergence survey commence ¼ hour before sunset until 2 to 3 hours after sunset.
- Dawn - Re-entry surveys consist of the 2 hours prior to sunrise.

Bat detectors which pick up the echolocation calls and are used to assist in detecting bats. Calls are also recorded for analysis, if necessary, and further confirmation of species and abundance. Care should be taken in the interpretation of this data.

Equipment used:

- Hand held bat detectors - Batbox duet and Echo Meter Touch.
- Anabat SD2 bat detectors.
- High power & close focussing binoculars.
- Torches including a Cluson high power torch & Petzl head torch.
- Endoscope.

Appropriate people (owners, neighbours etc.) are asked whether there is any history of bats using the site.

#### **4.2.4 Bat DNA Analysis**

If necessary, droppings will be collected for DNA analysis.

#### 4.2.5 Protected Species

Additional to the habitat survey, a scoping survey for the potential for the presence of any other European protected species and local Biodiversity Action Plan (BAP) species, (more details can be found on the UK Biodiversity Action Plan website) will be undertaken within the survey area.

The potential of these BAP species being present will be assessed from the desktop surveys, consultation responses, field signs and local knowledge. In particular:

- Trees or buildings present will be viewed for their potential for bat usage.
- Buildings were assessed for their potential for use by Barn owls.
- If present any trackways, regularly used by badger, deer or relevant species, will be mapped.
- Any badger sett evidence will be recorded and assessed as to usage.
- OS maps online is used to identify ponds present within a 500m zone of the will be assessed for use by Great crested newts.
- Wetlands and waterways will be reviewed for their potential use by otter, water voles and white clawed crayfish.
- Bird presence and activity will be noted.

## 4.3 Site Assessment

### General Site Assessment

On the basis of the survey information the site will be categorised using a three-point scale as follows:

- 1= Site of high conservation priority.
- 2= Site of lower priority for conservation.
- 3 =Site of limited wildlife interest.

Any sites rated 1 or 2 will also be categorised using the Chartered Institute of Ecological and Environmental Management - Guidelines for Ecological Impact Assessment (as detailed in appendix).

### Potential To Impact Upon Sites Recognised Of Local Nature Conservation Importance

As part of the Habitats Directive developers are required to assess the likely impacts of the project either alone or in combination with other projects, upon any European sites and consider whether the impacts are likely to be significant. The Habitats Regulations Assessment is a four-stage process. Stage 1 – Screening of the site will assess the Likely Significant Effect on European sites. European sites collectively include both designated and candidate Special Protection Areas (SPA) and Special Areas of Conservation (SAC), and Ramsar sites.

### Potential To Host A Priority Habitat Or Species

Each site is assessed for the presence of important habitats or the potential to support priority or important species. As listed in Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 - Habitats and Species of Principal Importance in England.

Structures present on site will be assessed for bat roost potential.

Aquatic habitats present will be assessed for their potential to support priority species.

Site assessments will be used to advise on additional survey effort required.



## 5. Survey Results

The raw data where appropriate can be found in the appendix.

### 5.1 Pre-survey Data Search (Desk Top Surveys)

#### 5.1.1 Designated Sites

A search was made using MAGIC (Multi Agency Geographic Information for the Countryside) to look for sites of wildlife interest with a 2km zone of the survey site.

SSSI Impact Risk Zones	All Planning Application
------------------------	--------------------------

#### Relevant Statutory Sites

Areas of Outstanding Natural Beauty	1 identified - North Pennines
National Nature Reserves	1 identified
Sites of Special Scientific Interest Units	29 identified
Special Areas of Conservation	1 identified
Special Protection Areas	1 identified

#### Habitats

Ancient Woodlands
Deciduous Woodland
Blanket bog
Good quality semi-improved grassland
Grass moorland
Lowland calcareous grassland
Lowland fens
Lowland heathland
Lowland meadows
Purple moor grass and rush pastures
Upland calcareous grassland
Upland hay meadow
Upland heathland

**National Habitat Network All Habitats Combined (England)**

Used to identify the priority habitats within the 2km search zone.

<b>Habitats Networks – 260 Network maps</b>	
habitats + habitat restoration-creation, restorable habitat, plus fragmentation action, and network enhancement and expansion zones.	
<b>Habitats – 11 Priority Habitats</b>	
Ancient woodland	7
Blanket bog	24
Lowland calcareous grassland	6
Lowland fens	9
Lowland heathland	5
Lowland meadows	6
Purple moor grass & rush pastures	1
Upland calcareous grassland	4
Upland hay meadow	5
Upland heathland	8
Rivers	38
PHI_Other	10
<b>Priority Habitat Restoration and Creation – 63 parcels identified</b>	
Restorable Habitat	38 identified
Habitat Restoration-Creation	25 identified
Habitat Creation	None identified
<b>Network Zones – where action may be taken</b>	
SSSI	29 identified
Network Enhancement Zone 1	26 identified
Network Enhancement Zone 2	1 identified
Fragmentation Action Zone	18 identified
Network Expansion Zone	none identified

### 5.1.2 Local Protected Species Data

#### European Protected Species Licensing

MAGIC was used to identify the presence of Granted Protective Species Applications 2km of the survey site.

European Protected Species	County Durham
Bats	None identified

#### Great Crested Newt Records

Great Crested Newt Class Survey Licence Returns	2 ponds – no GCN
Great Crested Newt Pond Surveys 2017-2019	None

#### Additional Relevant searches

Important Bird Areas	North Pennine Moors
Important Plant Areas	Moor House to Upper Teesdale IPA

#### Farmland Birds

Species	Within 2km	On site
Black Grouse	yes	yes
Curlew	yes	yes
Grey Partridge	yes	yes
Lapwing	yes	yes
Redshank	yes	yes
Snipe	yes	yes
Yellow Wagtail	yes	yes

#### Local Wildlife Group Data

##### Bat Distribution Within The County

Eleven species of bat have been recorded in County Durham, of which eight are known to breed - Common pipistrelle, Soprano pipistrelle, Brown long-eared bat, Whiskered bat, Brandt's bat, Natterer's bat, Noctule, Daubenton's bat, Leisler's bat, Nathusius' pipistrelle and Serotine.

The two most commonly found roosting in buildings are the common pipistrelle (*Pipistrellus pipistrellus*) and the soprano pipistrelle (*Pipistrellus pygmaeus*). Nathusius' pipistrelle have been observed at a number of wetland sites and the serotine has only been recorded twice.

Durham Bat Group has been requested for an updated data search for the area. We have no data for the area.

Personal knowledge of the area, is that there are limited records for the area primarily due to lack of residential dwellings. The area does have several known hibernations sites, with the potential for more within the old mine workings present in the area.

**Bat Records From The Area Around Methodist Chapel, Forest-in-Teesdale**

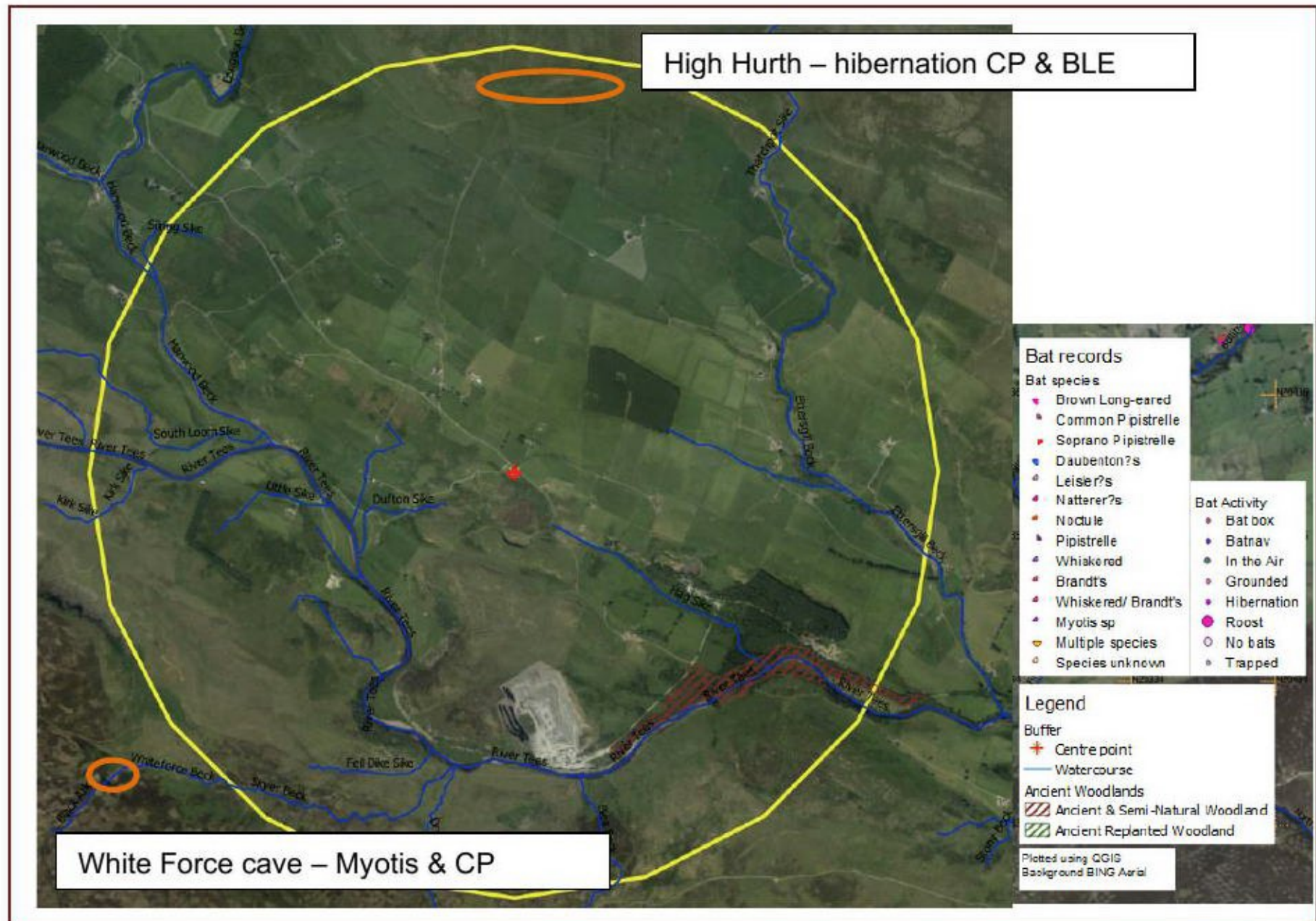


Figure 3 – Bat records supplied by DBG  
Plotted using QGIS.

Roost records within the 2km area (to be updated on receipt of records)

1km square	Description	Bat species	Number

**5.1.3 Previous Surveys**

No previous surveys have been conducted on the property.

## 5.2 Field Surveys

### 5.2.1 Phase I Habitat Survey

A detached roadside property situated on the boundaries of Moor House Nature Reserve, the site is bounded by mature trees, with limited understorey vegetation – predominantly mosses. No additional uptake of land is proposed at present. 50% of the site is car parking for the congregation.

The survey was carried out using Phase 1 methodology and the area was broadly categorised using Phase 1 habitats, the data was used to complete an Ecological Constraints & Opportunities Plan if necessary.

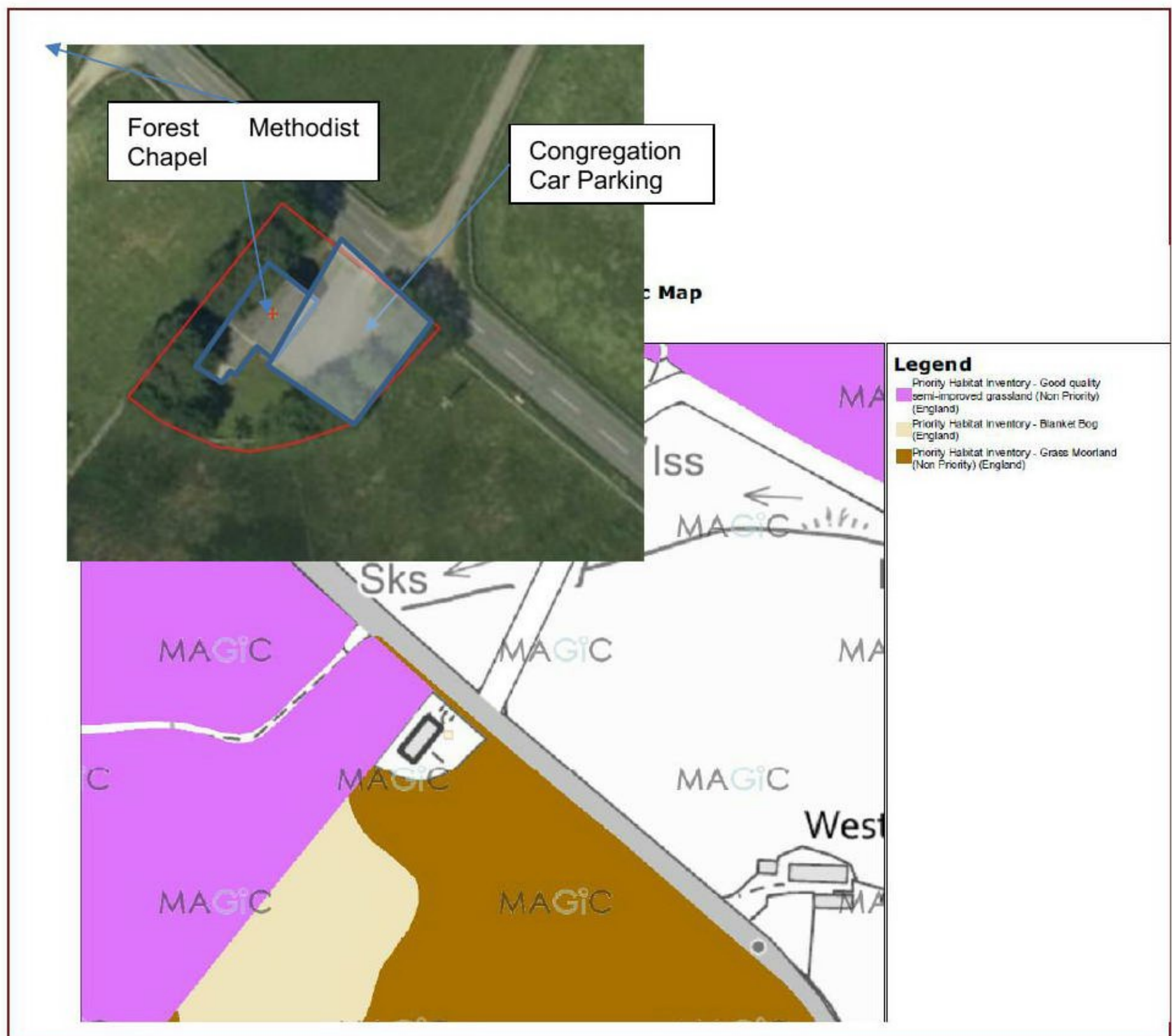


Figure 4 – Survey area

### 5.2.2 Preliminary Roost Assessment (Bat Building Survey)

It is proposed to convert the existing building into a single dwelling.

A coursed stone building with a slate roof. Rake overhangs are present on the north and south gables, with soffit boarding and barge boards present, the western elevation is overhung by boundary trees.

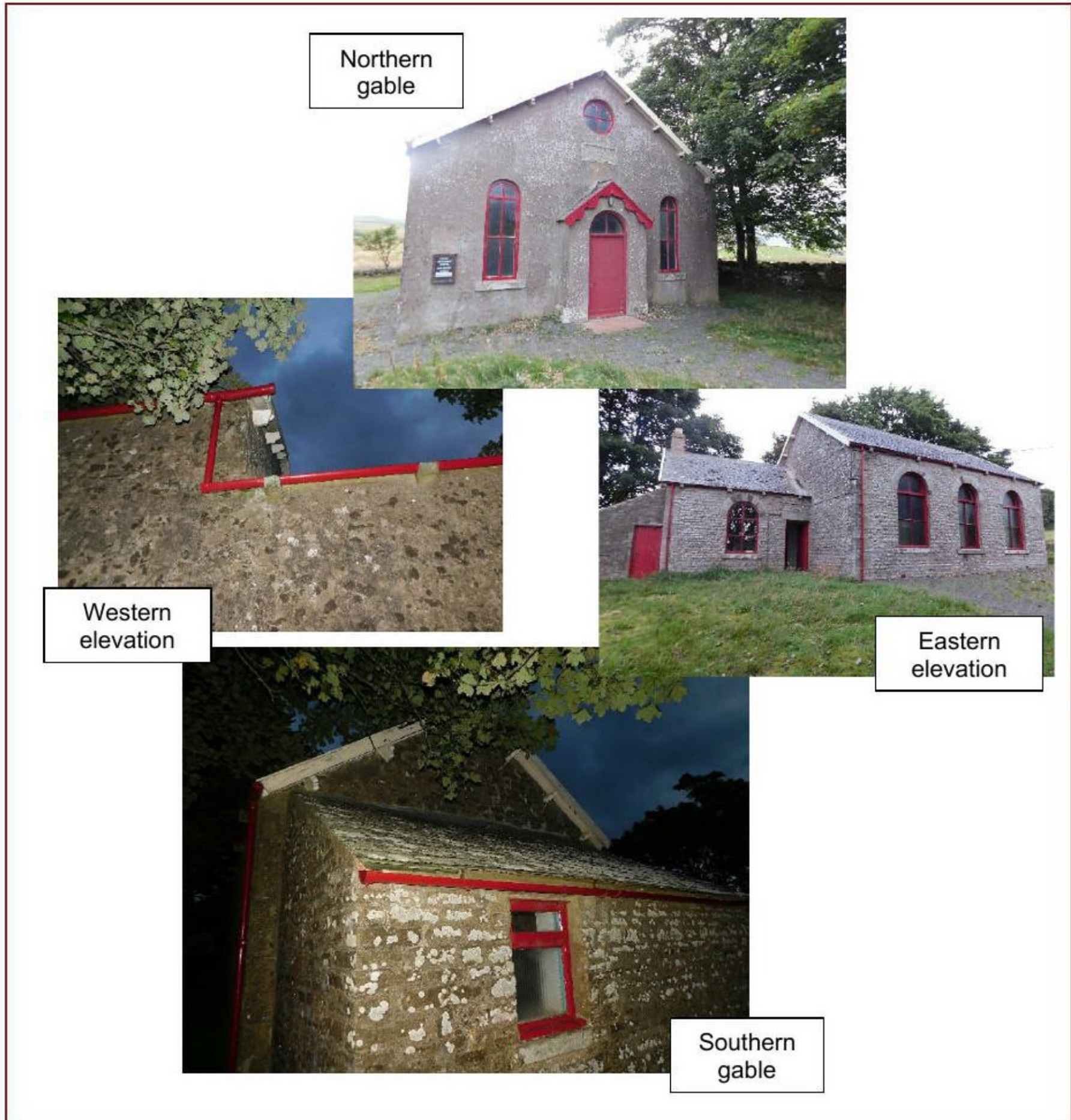


Figure 5 – Building elevations

**Internal Features**

Single storey structures. The main single congregation space, a small internal porch, a kitchen to the south and toilets.

The main congregation space, double height, tongue and groove full height panelling. A roof space is present, not accessed due to H&S concerns, a window is present on the northern gable.



Figure 6 – Internal features

**Kitchen & Toilet**

Single storey structure, single roof space present, no insulation present and tight roofing underfelt present.



Figure 7 – Kitchen features



### 5.2.2 Bat Activity Surveys

Potential to support roosting bats following the preliminary assessment:

The general building has low potential to support roosting bats, with low foraging potential. No evidence of bats was found in any of the buildings. Access was not possible to all areas.

A single survey was considered appropriate to assess potential bat emergences and activity in the area.

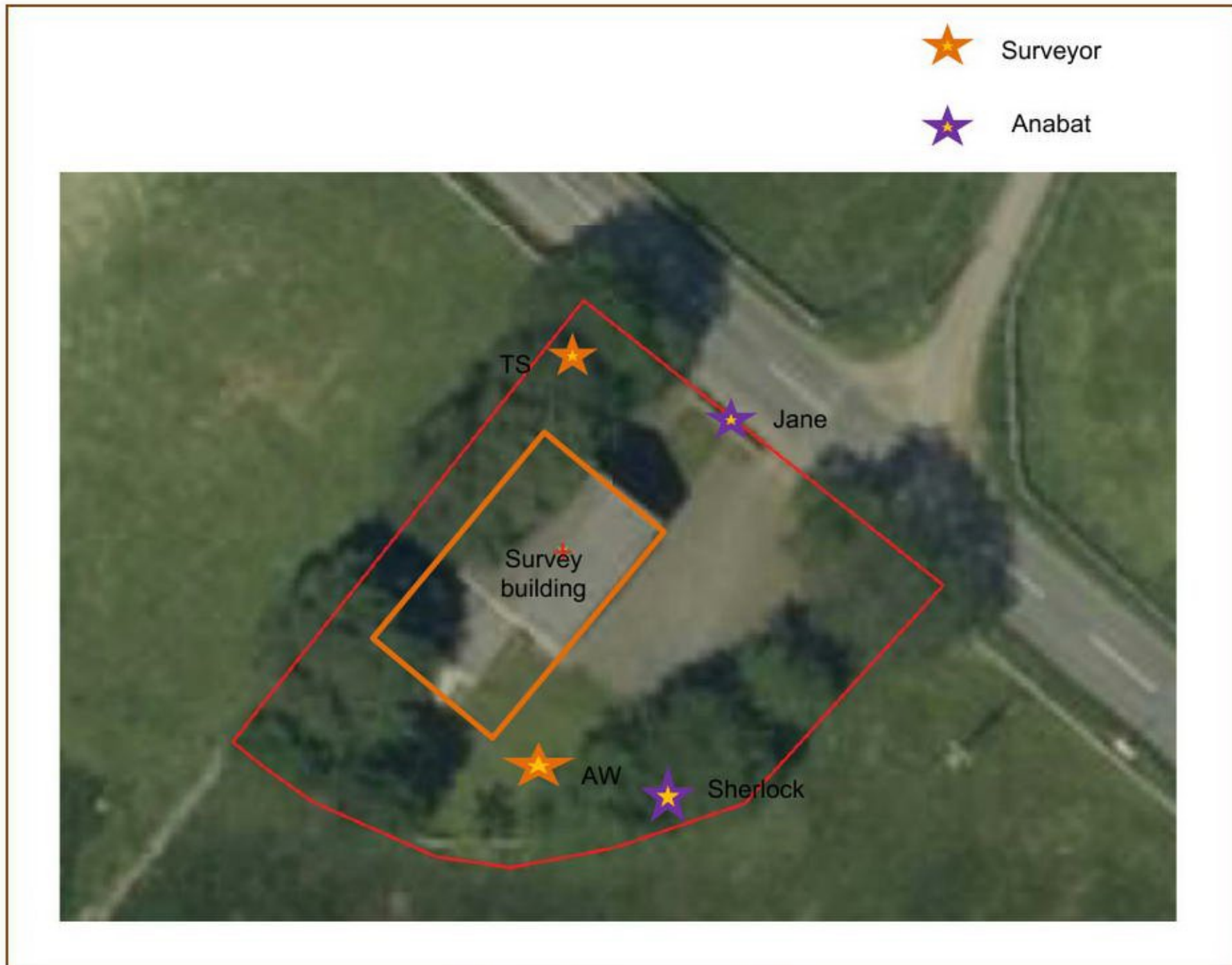


Figure 8 – Bat surveyor positions

A single bat activity survey was considered necessary to assess bat activity in the area. Two surveyors were present.

	<b>Dusk</b>
<b>Date</b>	<b>22 Sept</b>
<b>Start time</b>	18:45
<b>Finish time</b>	20:10
<b>Sunrise/Sunset</b>	19:08
<b>Dusk/Dawn Civil twilight</b>	19:42

**Summary**

Two surveyors present - Two Anabats were deployed.

Recorder	No of species	No of triggers	No of records
Jane	0	0	0
Sherlock	2	9	16

Bats flew onto site across the road, down the hill flying towards the River Tees. Limited foraging occurred around the trees in the car park and then flew onwards south. No bats were noted on the east of the property.

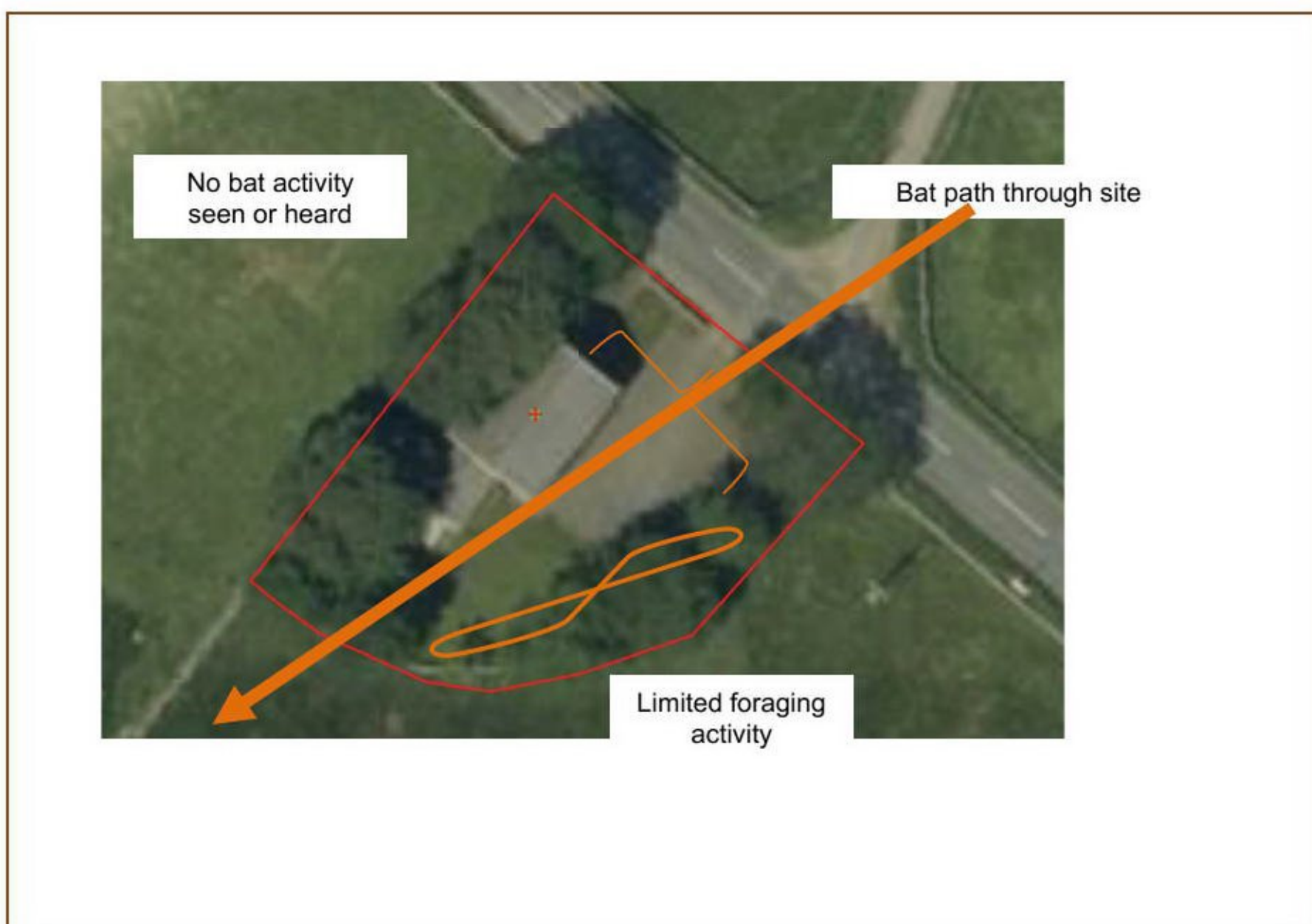


Figure 9 – Bat activity on site

### 5.2.3 Bat DNA Analysis Results

No evidence of bats or droppings were seen within the building.

### 5.2.4 Protected Species Scoping Survey

No additional species were observed within the bounds of the property.

Trees present on site have the potential to support nesting birds.

Although the site is situated within an area supporting a range of ground nesting birds, the site is of insufficient size to support a significant number of birds.

## 5.3 Site Assessment

The general assessment is that the land falls into category 3 - that of limited wildlife interest, due to the size of the proposals.

Internal cladding and panelling have limited potential to house the occasional roosting bat, this should be considered when removing the panelling,

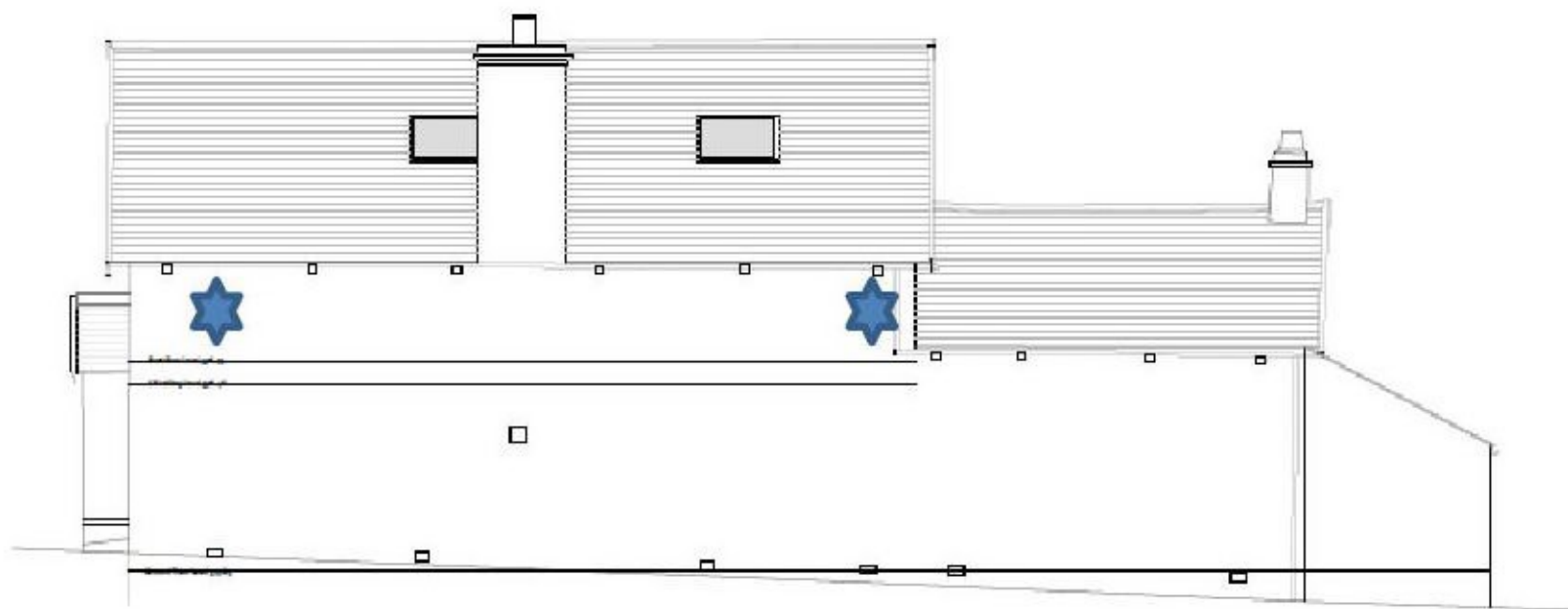
## 6 Ecological Constraints & Opportunities

**Ecological constraints** – The site has limited ecological constraints present.

**Ecological opportunities** – The site has the potential to include a bat features – either inbuilt bat boxes or bat access points.



Internal cladding and ceiling panelling to be removed with care – checking for bat presence behind before



0000000000

Proposed position of bat features

## 7. Conclusion & Recommendations

### Conclusion

#### 7.1 Desktop surveys identified:

- a. the site is in an upland rural habitat.
- b. The site is within the North Pennines AONB, with important habitats bounding the site.
- c. Local wildlife data identifies – we are awaiting bat data, personal knowledge - known hibernation sites in the wider area but few known roosts.

#### 7.2 Field surveys were conducted during 2021:

- a. A habitat assessment – Mature boundary trees, with a mossy understorey, church car parking.
- b. Building assessment – the buildings within the survey area have low potential to support roosting bats. The internal inspection, internal panelling and ceiling – limited bat roost potential – no bat presence evident.
- c. Bat activity – no emergences noted, with limited bat activity, commuting bats seen.
- d. Birds – no nesting birds.

#### 7.3 No invasive species were identified on site.

#### 7.4 The size and nature of the proposed development is unlikely to significantly impact on the local wildlife.

### Recommendations

#### 7.5 Further survey requirements:

- a. No additional species surveys are considered necessary at present.
- b. An additional bat activity survey is advised should the roof require replacing.
- c. Any proposed increase in building footprint will require:
  - i. An additional detailed habitat survey – potential for important plants.
  - ii. Tree surveys will be necessary.
- d. The enclosed Method Statement should be followed during the development.

- 7.6 The proposals have the potential to include suitable wildlife enhancements:
- a. Bats – to include bat roost features or in-built bat boxes on the western elevation.
- 7.7 A precautionary approach should be taken to the vegetation management – the presence of important ground nesting birds should be considered.
- 7.8 Any building demolition, tree or hedge removals considered necessary during the breeding bird season March 1<sup>st</sup> to August 31<sup>st</sup> inclusive will require nesting bird surveys.

For and on behalf of  
AllAboutEcology

Tricia Snaith BSc BA PGCE PGCEst MIFL ACIEEM

## Appendix 1 - References

### 8.1 References

- The Wildlife and Countryside Act 1981.
- The Conservation of Habitats and Species Regulations 2017.
- National Planning Policy Framework – (updated 19 February 2019).
- CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.
- Handbook for Phase 1 habitat survey – a technique for environmental audit – England Field Unit Nature Conservancy Council 1990 revised 2007.
- Bat Conservation Trust – Bat Surveys for Professional Ecologists – Good Practice Guidelines 3rd Edition 2016.
- Great Crested Newt Suitability Index – Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). Evaluating the suitability of habitat for the Great Crested Newt (*Triturus cristatus*). Herpetological Journal 10 (4), 143-155.

## 8.2 Legal Status Of Protected Species - Background

### 8.2.1 The Conservation Of Habitats & Species Regulations 2017

Paragraph 43 - A person commits an offence if they deliberately capture, injure or kill any wild animal of a European protected species; or deliberately disturbs wild animals of any such species impairing the ability of any significant group of animals of that species to survive, breed, or rear or nurture their young; or in the case of animals of a hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong; deliberately takes or destroys the eggs of such an animal, or damages or destroys a breeding site or resting place of such an animal.

Paragraph 42 - Schedule 2 lists those species of animals listed in Annex IV(a) to the Habitats Directive which have a natural range which includes any area in Great Britain.

### 8.2.2 Key Principles Of Planning

The National Planning Policy Framework (NPPF), updated February 2019 to include minor clarifications to the revised version published in July 2018. Setting out the Government's planning policies for England and how they should be applied.

Chapter 2. Achieving sustainable development.

Para 8.c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment;.....helping improve biodiversity....

Para 11 Plans and decisions should apply a presumption in favour of sustainable development.

Chapter 11. Making effective use of land

Para 117...in a way that makes as much use as possible of previously developed or 'brownfield' land.

Para 118a), b) c) d)

Chapter 15. Conserving and enhancing the natural environment.

Para 170 Planning policies and decisions should contribute to and enhance the natural and local environment by: a) to f)

Para 171 to Habitats and Biodiversity par 174 to 177

NB para 214 The policies in the previous Framework published in March 2012 will apply for the purpose of examining plans, where those plans were submitted<sup>69</sup> on or before 24 January 2019. Where such plans are withdrawn or otherwise do not proceed to become part of the development plan, the policies contained in this Framework will apply to any subsequent plan produced for the area concerned.



### 8.3 Terminology

#### Bat Roost Type

Roost type	NE definition
Day roost	A place where individual bats, or small groups of males, rest or shelter in the day but are rarely found by night in the summer.
Night roost	A place where bats rest or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be used regularly by the whole colony.
Feeding roost	A place where individual bats or a few individuals rest or feed during the night but are rarely present by day.
Transitional/occasional roost	Used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.
Swarming site	Where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites
Mating sites	Where mating takes place from late summer and can continue through winter.
Maternity roost	Where female bats give birth and raise their young to independence.
Hibernation roost	Where bats may be found individually or together during winter. They have a constant cool temperature and high humidity.
Satellite roost	An alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season.

## Appendix 2 – Assessments

### 9.1 Potential To Support Important Species

#### Bats

#### Initial Bat Site Assessments

<b>Commuting &amp; Foraging Habitats</b>	
Negligible	Negligible habitat features on site likely to be used by commuting or foraging bats.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Medium	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, treelined watercourses and grazed parkland. Site is close to and connected to known roosts.

Potential Roosting Habitats	
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	<p>A structure with one or more potential roost sites that could be used by individual bats opportunistically.</p> <p>However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).</p> <p>A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential</p>
Medium	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions a and surrounding habitat.

	Minimal	Low	Medium	High
Setting	Inner city	Urban with little green space	Rural upland/urban green space	Rural lowland
Distance to wetlands	>1km	500m-1000m	200m-500m	<200m
Distance to woodlands	>1km	500m-1000m	200m-500m	<200m
Commuting routes	Isolated by unsuitable development	No clear flyways linking the site to wider countryside	Some potential commuting routes to and from site	Site well connected to surrounding areas with multiple flyways
Recent records				Roost records within 1km

**Building Assessment**

	<b>Minimal</b>	<b>Low</b>	<b>Medium</b>	<b>High</b>
Building type	Industrial type / materials	Single small building	Several buildings, large old single structure	Traditional farm buildings, castle, hospital etc
Storeys	Flat roofed	Single	Multiple	Multiple large roof voids
Materials/condition	Modern sheet materials – steel, concrete frame	Good condition, tight joints	Few cracks and crevices	Notable cracks and crevices
Roof condition	Modern sheet materials	Good condition no gaps, weatherproof	Some access, slates, tiles	Uneven with gaps, not too open
Key features	No features	Very limited features	Some features	Hanging tiles, cladding, barge boards, soffits with access
Residents' information	No bats recorded	'few' bats	'many' bats seen	Known roost

## Appendix 3- Raw Data

Only raw data not already used within the report will be presented here.

### 10.1 MAGIC – Multi Agency Geographic Information for the Countryside (including the Ancient Woodland Inventory)

Site Check Report generated on August 30<sup>th</sup> 2021

The following features have been found in the search area:

Site	Methodist Chapel, Forest-in-Teesdale
Grid reference	NY 87103 29467
Counties, Metropolitan Districts and Unitary Authorities (GB)	County Durham
Parishes (GB)	Forest and Frith CP
Planning Authority	Durham
National Character Area	North Pennines

SSSI Impact Risk Zones	All Planning Application
------------------------	--------------------------

#### Relevant Statutory Sites

Areas of Outstanding Natural Beauty	1 identified - North Pennines
National Nature Reserves	1 identified
Sites of Special Scientific Interest Units	29 identified
Special Areas of Conservation	1 identified
Special Protection Areas	1 identified

#### Habitats

Ancient Woodlands
Deciduous Woodland
Blanket bog
Good quality semi-improved grassland
Grass moorland
Lowland calcareous grassland
Lowland fens
Lowland heathland
Lowland meadows
Purple moor grass and rush pastures
Upland calcareous grassland
Upland hay meadow
Upland heathland

**National Habitat Network All Habitats Combined (England)**

Used to identify the priority habitats within the 2km search zone.

<b>Habitats Networks – 260 Network maps</b>	
habitats + habitat restoration-creation, restorable habitat, plus fragmentation action, and network enhancement and expansion zones.	
<b>Habitats – 11 Priority Habitats</b>	
Ancient woodland	7
Blanket bog	24
Lowland calcareous grassland	6
Lowland fens	9
Lowland heathland	5
Lowland meadows	6
Purple moor grass & rush pastures	1
Upland calcareous grassland	4
Upland hay meadow	5
Upland heathland	8
Rivers	38
PHI_Other	10
<b>Priority Habitat Restoration and Creation – 63 parcels identified</b>	
Restorable Habitat	38 identified
Habitat Restoration-Creation	25 identified
Habitat Creation	None identified
<b>Network Zones – where action may be taken</b>	
SSSI	29 identified
Network Enhancement Zone 1	26 identified
Network Enhancement Zone 2	1 identified
Fragmentation Action Zone	18 identified
Network Expansion Zone	none identified

## European Protected Species Licensing

MAGIC was used to identify the presence of Granted Protective Species Applications 2km of the survey site.

European Protected Species	
Amphibian	None identified
Bats	None identified
Cetacean	None identified
Invertebrate	None identified
Other mammal	None identified
Plant	None identified
Reptile	None identified

## Great Crested Newt Records

Great Crested Newt Class Survey Licence Returns		
Number of ponds surveyed	GCN Present	
	yes	No
two		2

Great Crested Newt Pond Surveys 2017-2019		
Number of ponds surveyed	GCN Present	
	yes	No
No features found	-	-

## Additional Relevant searches

Important Bird Areas	North Pennine Moors
Important Plant Areas	Moor House to Upper Teesdale IPA

## Farmland Birds

Species	Within 2km	On site
Black Grouse	yes	yes
Cirl Bunting		
Corn Bunting		
Curlew	yes	yes
Grey Partridge	yes	yes
Lapwing	yes	yes
Redshank	yes	yes
Snipe	yes	yes
Stone Curlew		
Tree Sparrow		
Turtle Dove		
Twite		
Yellow Wagtail	yes	yes

## 10.2 Local Data Search

### 10.2.1 Local Records Centre

Due to the size and nature of the site - local record centre data was not considered necessary.

### 10.2.2 Local Wildlife Group

Durham Bat Group has been requested for a data search for the area.

### Bat Records From The Area Around Methodist Chapel, Forest-in-Teesdale

1km square	Description	Bat species	Activity	Number



### 10.3 Bat Survey Raw Data

Surveys completed in the 2021 bat activity season:

- A bat activity – dusk survey was conducted on September 22<sup>nd</sup> by Tricia Snaith and Andrew Watson.

#### 10.3.1 Weather Data

	Dusk		
<b>Date</b>	<b>22 Sept</b>		
<b>Start time</b>	18:45		
<b>Finish time</b>	20:10		
<b>Sunrise/Sunset</b>	19:08		
<b>Dusk/Dawn Civil twilight</b>	19:42		
<b>Temp at start of survey</b>	16		
<b>Temp at end of survey</b>	14		
<b>Wind speed</b>	neg		
<b>Precipitation</b>	nil		
<b>Notes</b>			

#### 10.3.2 Anabat Data Recordings

##### 1<sup>st</sup> – Dusk survey – September 22<sup>nd</sup> 2021

Two surveyors present - Two Anabats were deployed.

##### Summary

Recorder	No of species	No of triggers	No of records
Jane	0	0	0
Sherlock	2	9	16

	A - Nancy	
Time	Label	Number
07:47	P55	1
07:49	P55	1
07:51	P55	1
07:52	P45	3
07:52	P55	1
07:53	P45	1
07:54	P45	3
07:55	P45	4
07:56	P45	1



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## Precautionary Method Statement

To define methods which will be employed during the works to minimise the risk of an offence being committed to any bats or other protected species potentially present and sets out how bat roosting opportunities will be retained as part of the development activity at:

### Methodist Chapel, Forest-in-Teesdale

In order to avoid harming any bats potentially present, damaging or blocking access to their habitats the following method statement should be followed.

**Copies should be given to the site owner, Architect, Clerk of Works and contractors involved in the building works and on display at the development.**

Should any bats (or any other protected species) be found during any procedures works will be placed on hold and the ecologist Tricia Snaith to be informed (01388710481) immediately for assistance, further survey work and a Natural England Species licence may be required before works can proceed.

Bats, their breeding sites and resting places are protected by law. The law protects them throughout their lifecycle.

### This document applies to all structures within the development proposals

All UK bats and their roosts are fully protected by law. To avoid breaking the law by damaging or disturbing bat roosts, resulting in possible imprisonment, fines or confiscation of equipment, certain procedures have to be followed.

You will be breaking the law if you:

- Capture, kill, disturb or injure bats (on purpose or by not taking enough care).
- Damage or destroy a breeding or resting place (even accidentally).
- Obstruct access to their resting or sheltering places (on purpose or by not taking enough care).
- Possess, sell, control or transport live or dead bats, or parts of them.

**Fines of up to £5000 per bat affected and confiscation of vehicles used can be imposed for deliberate or reckless disturbance of bats or damage to a roost site.**

## Bat Roost

A bat roost is interpreted as 'any structure or place which is used for shelter or protection', whether or not bats are present at the time.

Bat roosts can be difficult to locate. It is possible that small colonies may be present within a building and no external signs are visible. British bats vary in size, the smallest being the crevice roosting Pipistrelle with a body the size of a matchbox. This means these animals can roost within the smallest cracks or crevices. When disturbed the bat is likely to be torpid and unable to fly effectively for some minutes during this time they are vulnerable to injury. During removal of material from the roof and tops of the walls any crevices underneath should be checked to ensure that no bat has been disturbed.



Figure 1 - Examples of bat droppings. If examined carefully, when crumbled exoskeletons of insects can be seen shining.

Common locations for crevice roosting bats within buildings include beneath roof coverings, within mortice joints, rubble fill and cavity walls and between loose stones or bricks.

Other traces that can indicate a past presence of bats are their droppings. These resemble mouse droppings but unlike mouse droppings can be crumbled to dust between finger and thumb.

Droppings may be found on wall tops and beneath slates and tiles on top of any sarking.

## Timing

Any development work involving dismantling any stonework and the removal of the existing roof materials will be carried out avoiding the hibernation period (November to March inclusive). Periods of cold weather (below 5°C including night temperatures) will be avoided as any bats present will be in hibernation torpor and be extremely vulnerable.

No evidence of nesting birds were present on site, if the works commence during the bird nesting season (1<sup>st</sup> March to 31<sup>st</sup> August) the area should be checked for active bird's nests prior to any alterations. To include the potential for ground nesting birds.

## Summary Of Bat Survey Findings

No evidence of bats were identified within the survey building. Roof space and internal panelling have limited potential to support an occasional, individual roosting bat.

## Work Schedule

It is advised that building works where possible are designed to **avoid both the bat maternity season May – August inclusive and the bat hibernation season November – February inclusive**

**Summary of Bird Survey Findings** – No nesting birds were noted on site, Buildings and vegetation present have the potential to support ground nesting and garden birds.

Basic protection - All **birds**, their **nests** and eggs are protected by **law** and it is thus an offence, with certain exceptions (see Exceptions), to: ... Intentionally take, damage or destroy the **nest** of any wild **bird** while it is in use or being built. Intentionally take or destroy the egg of any wild **bird**.

### No removal of active nests, eggs or hatchlings

Any work considered necessary on the above areas should consider the presence of nesting birds.

## Prior To Any Work Commencing

All site operatives including contractors and sub-contractor staff will be made aware of particular issues relating to the site and their responsibilities in the event of any bats being found.

## During Any Works

### Removal of internal panelling and installation of roof lights and new windows

The removal of internal panelling, the space behind to be inspected prior to removal.

The removal of any roof tiles - to be lifted vertically, the space below observed for the presence of bats. Paying particular attention to the areas above the wall tops and the ridge tiles.

Installation or new windows – to consider potential presence of bats within the cavities.

## Guidance

Within the new roof it is advised that bitumen roofing felt or a similar material should be used as an underlay for roofing tiles. It is advised that breathable roofing membranes (BRM) are avoided in particular along the ridge area.

Any timber treatment should follow guidelines TIN212 published by Natural England. Permethrin and cypermethrin compounds are the most 'bat friendly' wood treatments currently available.

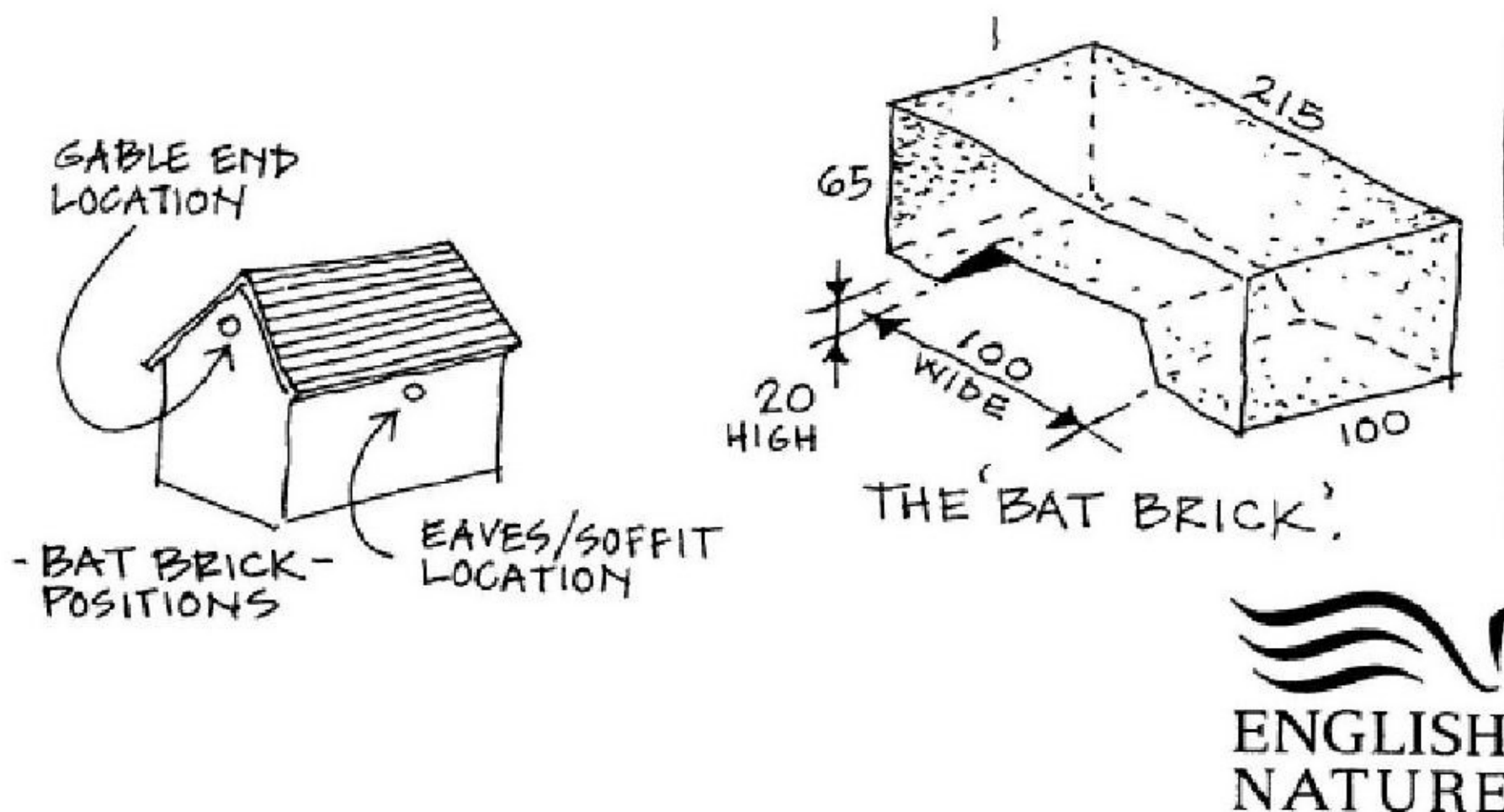
## Summary Of Protected Species Survey Findings

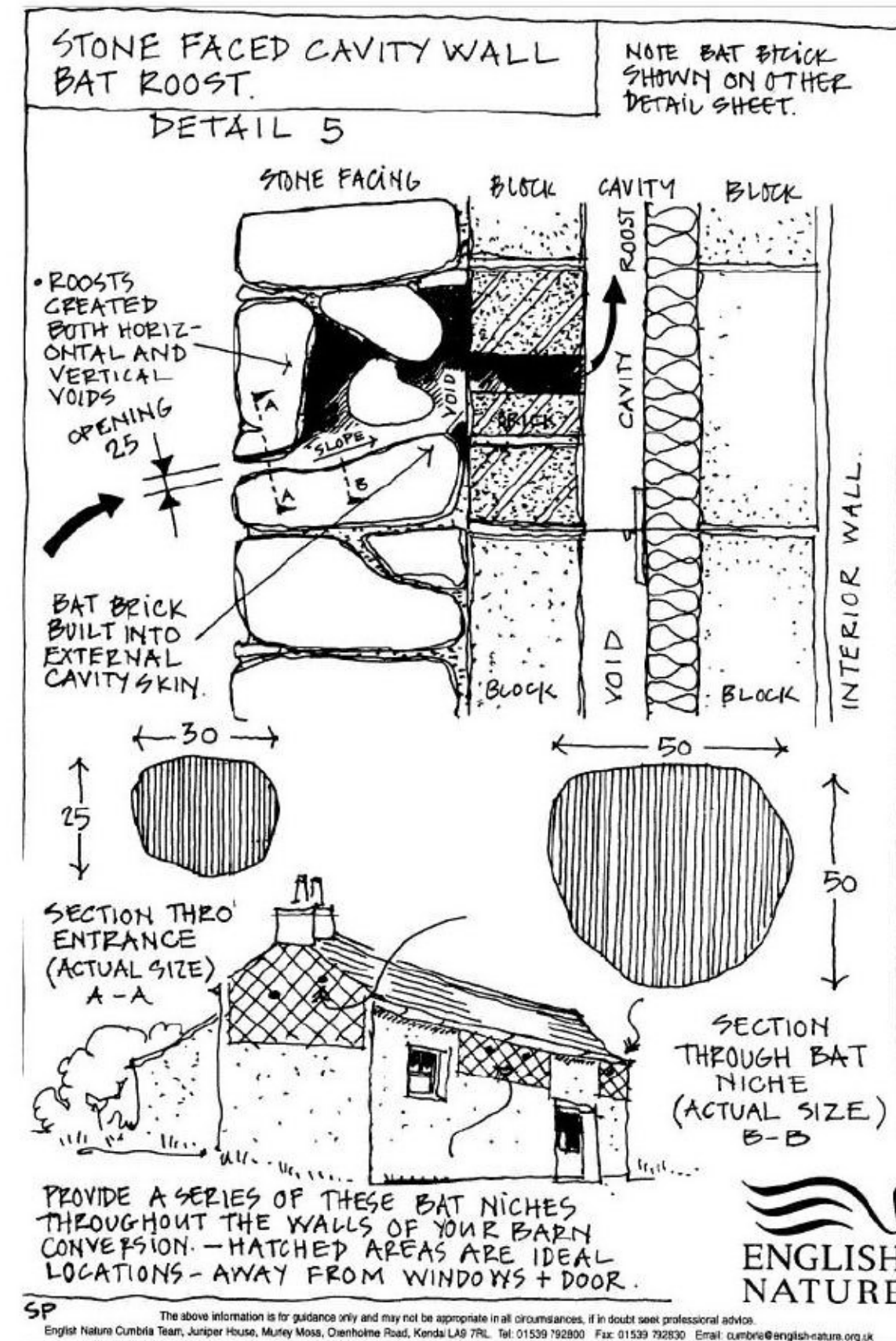
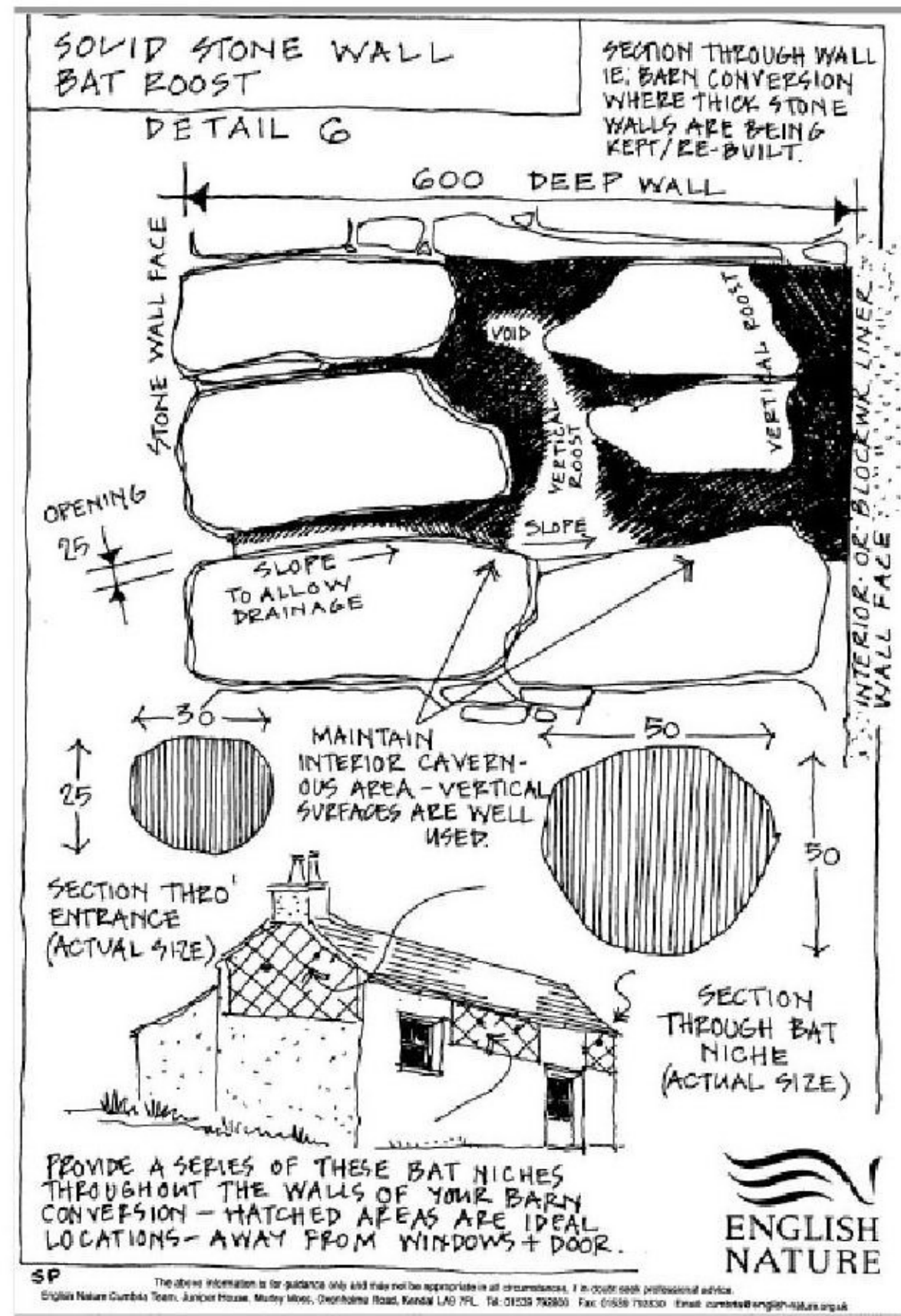
Any bat or protected species found during operations will have the area re-covered or protected and work to cease in that area. AllAboutEcology to be informed (01388710481) immediately, to contact Tricia Snaith the project Ecologist for assistance.

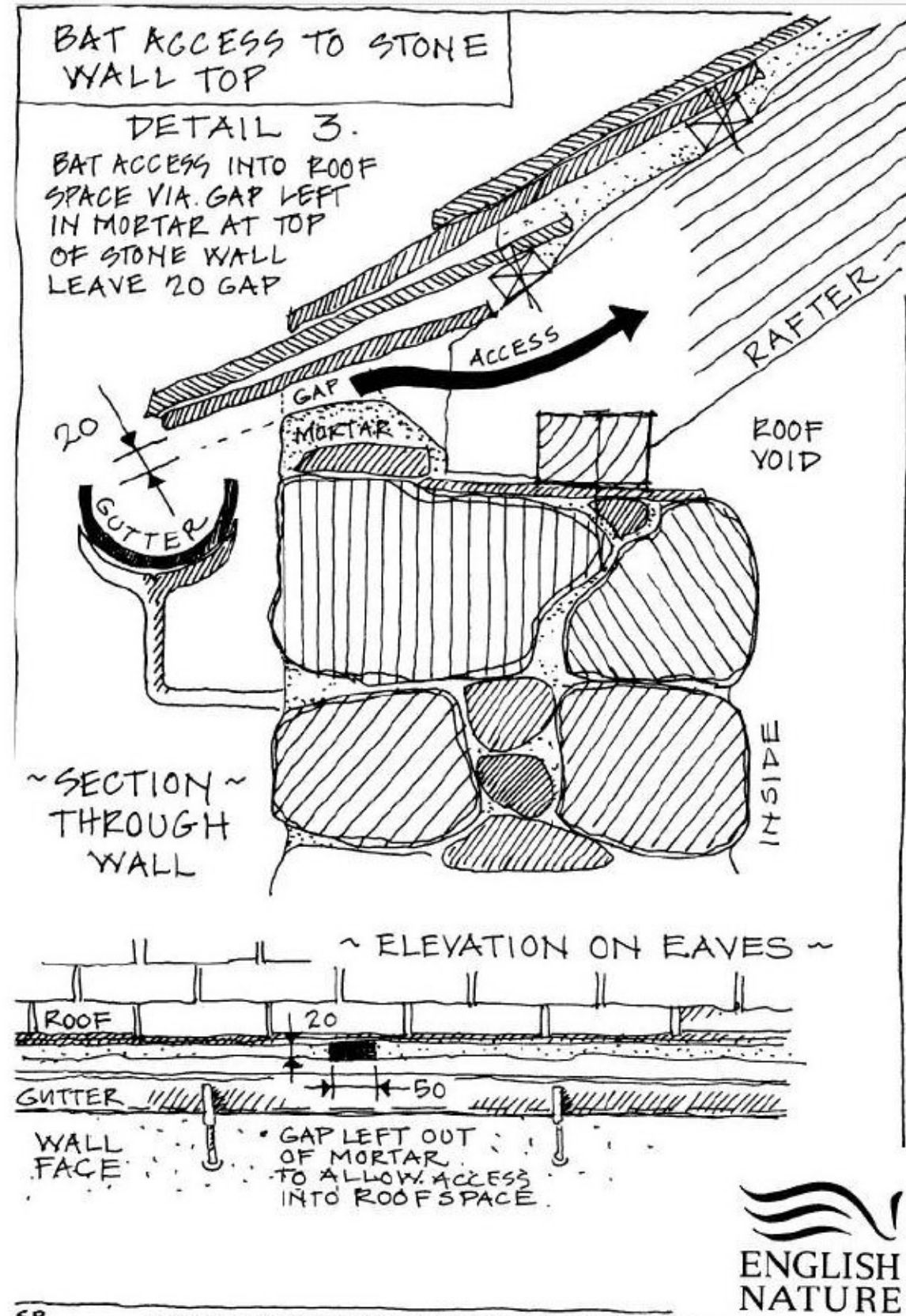
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Ideas for the inclusion of Potential Bat access Points – Originally produced by the English Nature Cumbria Team

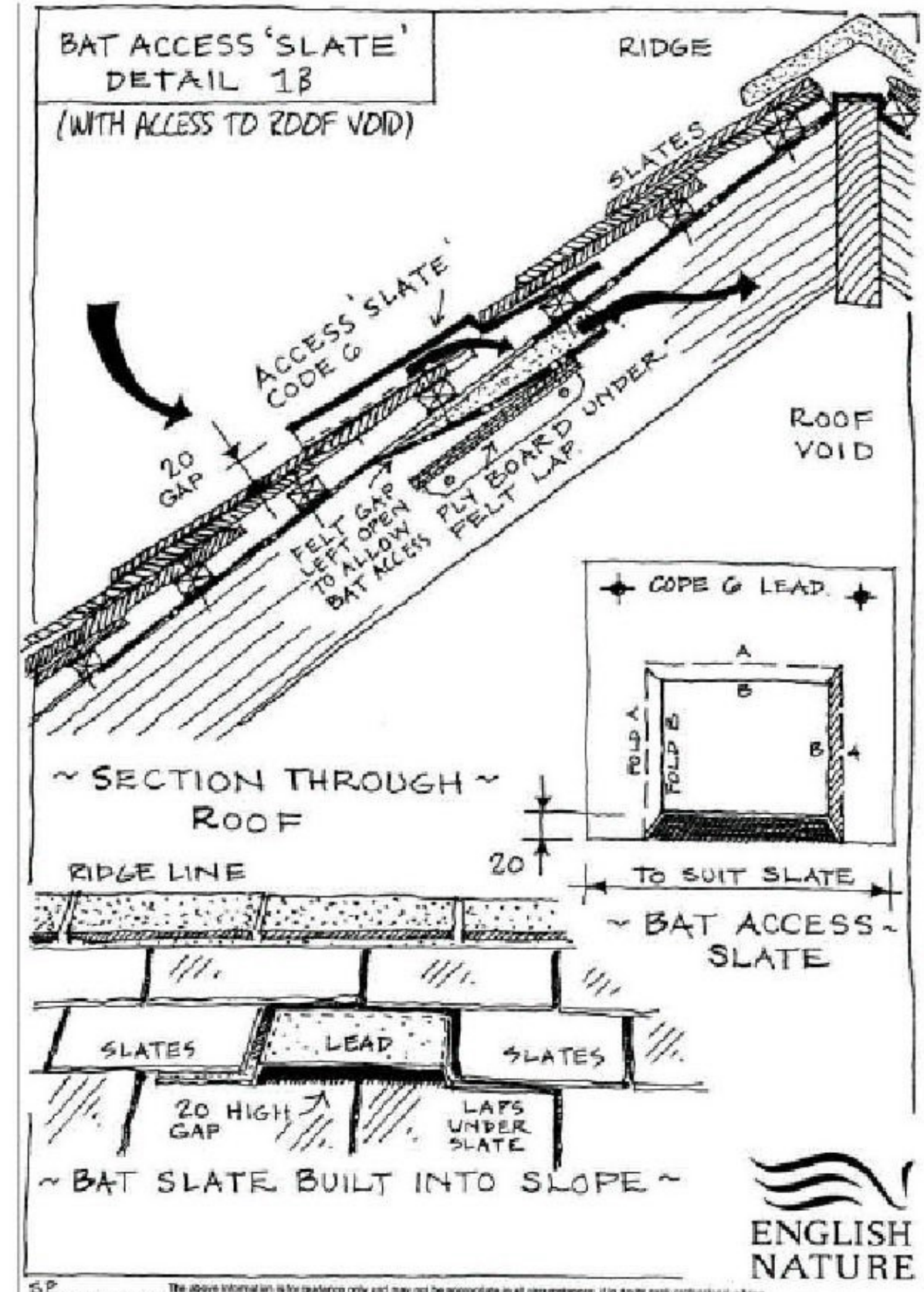
## Bat Bricks







SP The above information is for guidance only and may not be appropriate in all circumstances. If in doubt seek professional advice.  
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