

CurtisEcology

BAT SURVEY REPORT

At

Little Farm
Withernsea Road
Halsham
East Yorkshire
HU12 0BT

Address

For

Mr M. Evison

Date: 31st August 2021

Reference no: CE1011

Curtis Ecology

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Document Control Sheet

Client: Mr M. Evison

Project: Little Farm, Withernsea Road, Halsham, HU12 0BT

Title: Bat Survey Report

REPORT CONTROL SHEET

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EXECUTIVE SUMMARY.

Curtis Ecology were instructed by the client, Mr M. Evison to undertake a Preliminary Roost Assessment and Nocturnal Surveys on two adjoining outbuildings located within the curtilage of Little Farm, Withernsea Road, Halsham, East Yorkshire HU12 0BT. The surveys are 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 conversion of the study buildings into a dwelling with associated hard and soft landscaping. Both verbal and electronic instructions were given with a copy of the location plan provided.

Following the Preliminary Roost Assessment undertaken on the 7th June 2021 the study buildings were assessed as follows;

Building 1 – Medium potential

Building 2 – Low potential

As a result of these assessments, recommendations were made for a further nocturnal survey to be undertaken on Buildings 1 & 2 during the bat activity survey season (May – mid September) to enable a full assessment to be made and to determine the level of mitigation which may be required.

During the nocturnal surveys undertaken on the 13th July and 13th August 2021 no bats were observed either emerging from, or re-entering either of the study buildings.

Results from the nocturnal surveys indicated that the study site and immediate surrounding habitat offers limited foraging capacity and occasional commuting activity for only a small number of bats. There was no indication of a nursery roost or a main commuting route of significance used by a large number of bats.

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 and Nocturnal Surveys, no evidence of active or historical nest sites were observed within the study buildings.

INTRODUCTION.

Curtis Ecology were instructed by the client, Mr M. Evison to undertake a Preliminary Roost Assessment and Nocturnal Surveys on two adjoining outbuildings located within the curtilage of Little Farm, Withernsea Road, Halsham, East Yorkshire HU12 0BT. The surveys are 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 conversion of the study buildings into a dwelling with associated hard and soft landscaping.

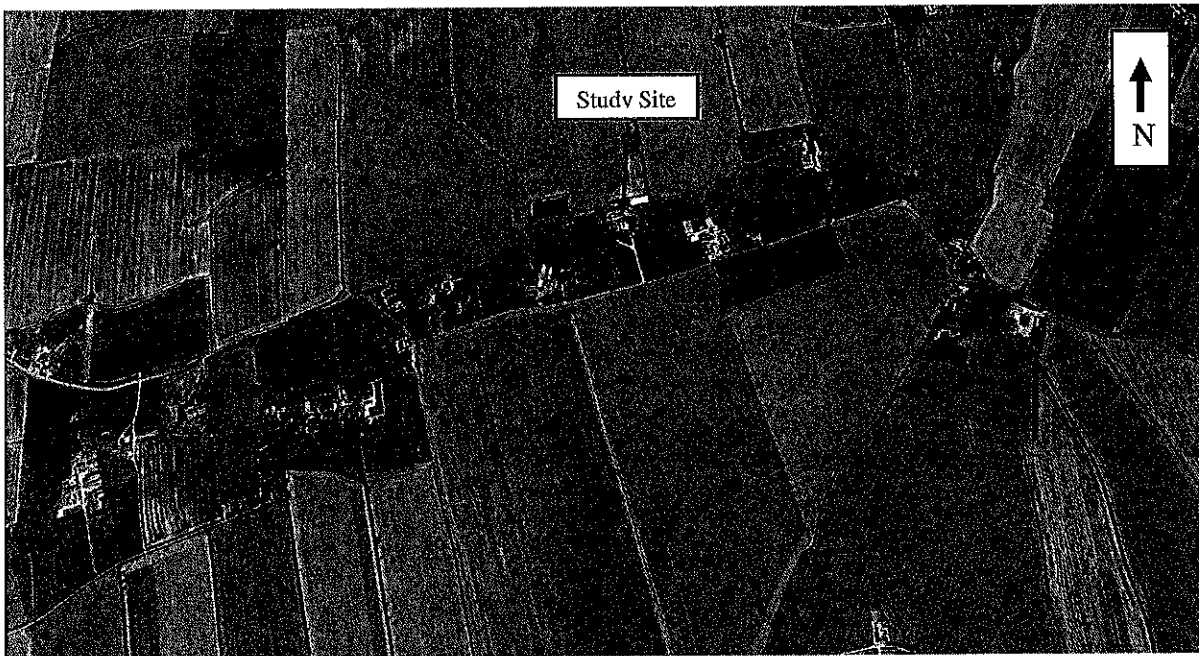
1.1 Site Description.

The study site is centred at Grid reference TA2973 2792, within a rural location at the eastern periphery of Halsham village, which is approximately 3 km west of Withernsea.

Little Farm is comprised of the detached dwelling, the study buildings, general purpose agricultural buildings, converted barns to form storage, kitchen and office accommodation, large areas of hard standing, hedgerow, with individual trees located to the south of the buildings and within the garden area.

The wider landscape habitat is dominated by intensively farmed arable land with grass paddocks, watercourses, copses, individual trees managed hedgerows, isolated residential properties and farm steads.

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



© Google Earth

1.2 Proposed Works.

It is understood that the development proposal is for the conversion of the study buildings into a dwelling with associated hard and soft landscaping.

1.3 Survey Objectives

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

- Perform a desk top study and data/record search for pre-existing records and data from third party repositories prior to the site survey.
- Determine the potential for bats and to search for evidence of their occupancy and signs of usage using 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 MAGIC and Google Earth. The search area was a 2km radius from the centre of the application site located at Grid reference TA2973 2792.

2.2 Buildings Assessment

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

The visual survey involves assessment for: -

- The presence of cobwebs over potential small holes/crevices within the brickwork
- An assessment of holes/crevices in the building structure.
- Slipped, lifted and or badly fitted tiles
- Signs of droppings on walls, windowsills, floors, roof spaces and below any suitable roosting features.
- Wing fragments of butterflies and moths on the floor/walls below beams and other internal structure.
- Scratch marks on beams, potential entrance and exits holes and any other internal structures.

- Dead bats
- Oil staining – the bat fur may leave an oily residue on surfaces
- Tracks in any dust
- Odour – certain bat species can have a distinctive odour, species such as soprano pipistrelle and noctule can have a pungent odour from urine and oily fur.
- Suitable foraging and or commuting habitat within close proximity to the study site, which would include woodland, shelter belts, hedgerows, ponds, watercourses and domestic gardens connected to one another

2.3 Nocturnal Surveys.

Nocturnal bat surveys will be undertaken as recommended by the Bat Conservation Trust - Bat Surveys for Professional Ecologists: *Good Practice Guidelines 3rd Edition 2016* and English Nature *Bat Mitigation Guidelines (2004)*. The surveys are comprised of one dusk emergence survey and one dawn/ re-entry survey to assess any bat activity associated with the buildings and surrounding habitat of the site using equipment set out in 2.4.2 below.

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

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

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

2.4. Survey Equipment.

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

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

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

- Echo Meter Touch Pro 2 Full Spectrum bat detectors
- Thermohygrometer
- Petsl Tikka Plus 2 head torches

2.5. Weather Conditions.

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

Survey date	7 th June 2021
Wind speed	5 mph east
Cloud cover	5%
Rainfall	None
Temperature	22°C
Humidity	62%

Table 2 - Weather conditions at the time of the Nocturnal Surveys

Survey date	13 th July 2021	13 th August 2021
Sunset / sunrise times	21:25hrs	05:35hrs
Survey time	21:10 – 23:10hrs	03:45 – 05:50hrs
Wind speed	5mph north west	5 mph south west
Cloud cover	10%	100%
Rainfall	None	None
Temperature	15°C	14°C
Humidity	90%	83%

2.6 Survey Personnel

2.6.1 Daytime Building Assessment

The buildings assessment was undertaken in suitable weather conditions and at an appropriate time of year on the 7th June 2021 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, survey licence 2015-12148-CLS-CLS

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

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

2.6.2 Nocturnal Surveys

The Nocturnal surveys were 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, survey licence 2015-12148-CLS-CLS

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

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

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: E05597
Your Ref: CE1011
Date: 19/05/2021
Search area: 2km from TA 2973 2792

Site Data Search

Internationally designated sites:

The following sources were searched:

Special Areas of Conservation *published March 2015 - revised July 2019*
Special Protection Areas *published March 2015 - revised June 2019*
Ramsar sites *published March 2015 - revised June 2019*

There were no Internationally designated sites in or partly within the search area.

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*

There were no Nationally designated sites in or partly within the search area.

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://incc.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 were no Local Nature Reserves in or partly within the search area.

East Yorkshire LWS [Local Wildlife Sites]

Version: ERY_LWS V8.1 *November 2018*

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

Site Id	Site Name	Grid Reference	LWS Status
TA2525-01	Woods Next to Roos Church	TA290298	Deleted LWS
TA2525-02	Woods Plantation	TA296292	Deleted LWS
TA2525-03	Roos Fox Covert	TA267287	Deleted LWS

E05597 Details



Our Ref: E05597
 Your Ref: CE1011
 Date: 19/05/2021
 Search area: 2km from TA 2973 2792

Site Id	Site Name	Grid Reference	LWS Status
TA2525-04	Roos - Haisham Road	TA290286- TA290284	Deleted LWS
TA2525-05	High Wood, Winestead	TA297263	Deleted LWS
TA3025-01	Rimswell	TA315290	Deleted LWS
TA3025-05	Burgany Plantation	TA304261	Deleted LWS

Candidate Local Wildlife Sites

These sites have either not been surveyed, or no East Riding of Yorkshire LWS Panel decision has been reached on their status. This designation is only be applied where there is compelling evidence to support the site having substantive value and includes, but is not limited to anecdotal species records, aerial photography, historic maps and application of the Radcliff criteria, especially with regard to size and a sites' position in an ecological unit.

Historic Local Wildlife Sites

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

Deleted Local Wildlife Sites

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

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

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

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

Yorkshire Wildlife Trust Reserves

Version: YWT Reserves

January 2019

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

E05597 Details



Our Ref: E05597
Your Ref: CE1011
Date: 19/05/2021
Search area: 2km from TA 2973 2792

We do not hold details of the Yorkshire Wildlife Trust Reserves, and inclusion of the boundaries in the data search does not imply that there is public access to sites. Further information can be obtained from the Yorkshire Wildlife Trust at: 1 St George's Place, York, YO24 1GN, Tel: 01904 659570, or <http://www.ywt.org.uk>.

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

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

Priority Habitat Inventory

Version: *Priority Habitats Inventory*

August 2017

<i>Habitat type</i>	<i>Location or comments</i>
Deciduous woodland	Several parcels throughout search area
Traditional Orchard	Two parcels at East End

The relevant 2km Designated Sites and Habitats Maps are illustrated in Appendices 1 & 2 of this report.

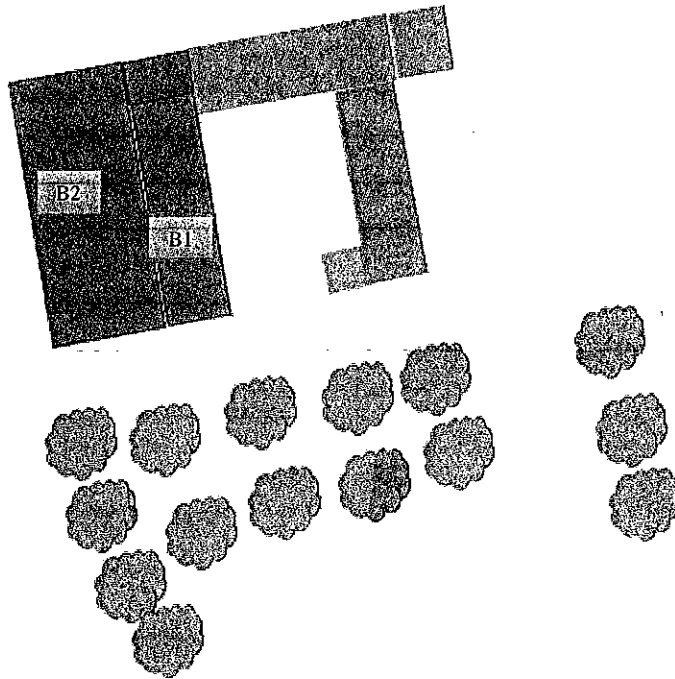
3.1.2 Bat Records.

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

There are 7 historical bat records within the 2km search area returned from the third party repository searches, with none of the historical records relating to the application site itself. The nearest confirmed roost is for a maternity roost of 17 Common pipistrelle *Pipistrellus pipistrellus* recorded 1.9km north of the application site in 2005.

3.2 Daytime Building Survey.

Figure 3. Existing site layout with the study buildings in blue labelled.



Building 1.

Single storey in height and built from a mix of solid brick and block walls, with a red pantiled roof covering.

The external walls have areas of superficial decay along with several deep holes, predominantly to the eastern elevation. Five window openings are present along the east elevation with no windows present. The timber pedestrian door in the south gable has gaps between the door and the timber frame, as well as gaps between the frame and surrounding brickwork.

Internally the building is divided into several interconnecting rooms with the walls having the occasional deep hole along with a modicum of superficial decay of the brickwork.

The roof structure is comprised of King post trusses, timber purlins, rafters and a central ridge board. There is no roofing felt or any form of under drawing present throughout the roof structure. Externally the roof is covered with red pantiles, with numerous tiles slipped, or poorly fitting. Towards the northern section of the building the roof covering is partially missing. The verge on the southern gable had extensive areas of missing mortar as did the ridge tiles. Internally the building is light and draughty due to a combination of the window opening and missing pantiles.

There was no historical evidence of bat habitation and from the observations made Building 1 has been assessed as having Moderate potential for bat habitation.

Plate 1. The south gable of Building 1.

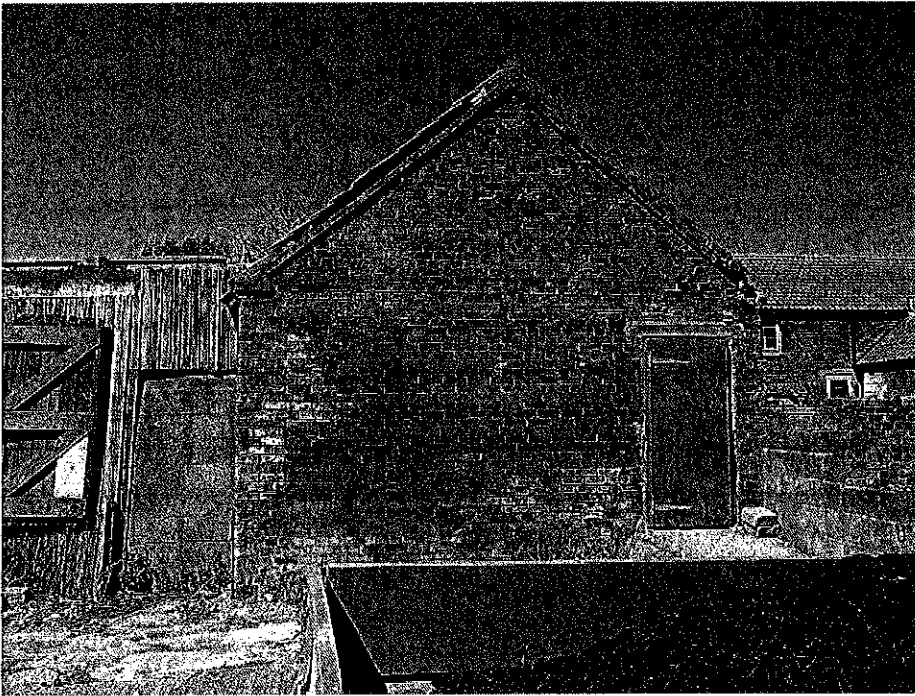


Plate 2. The eastern elevation of Building 1.



Plate 3. The interior of the southern section of Building 1.

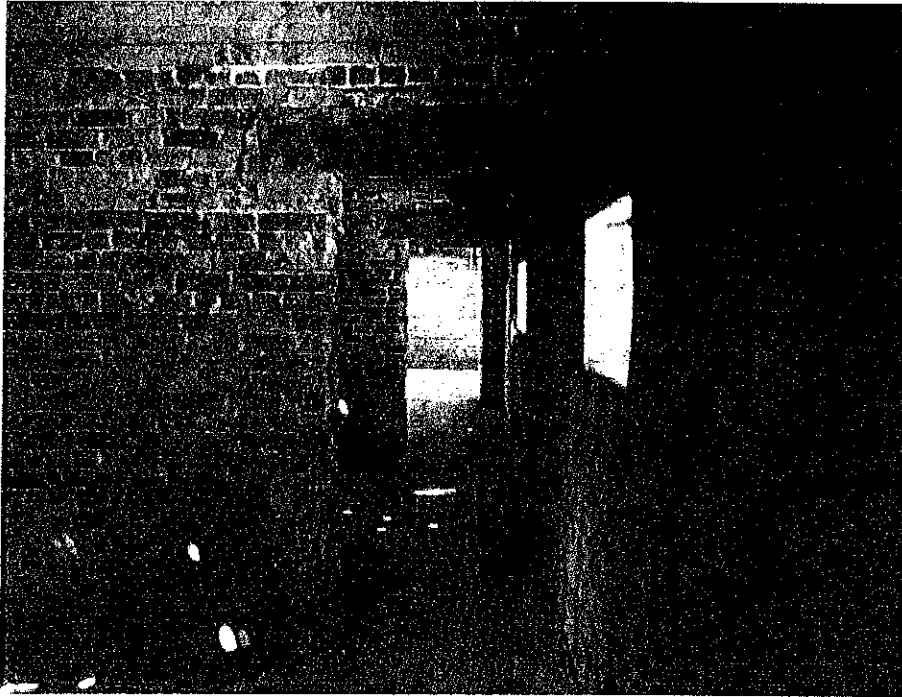
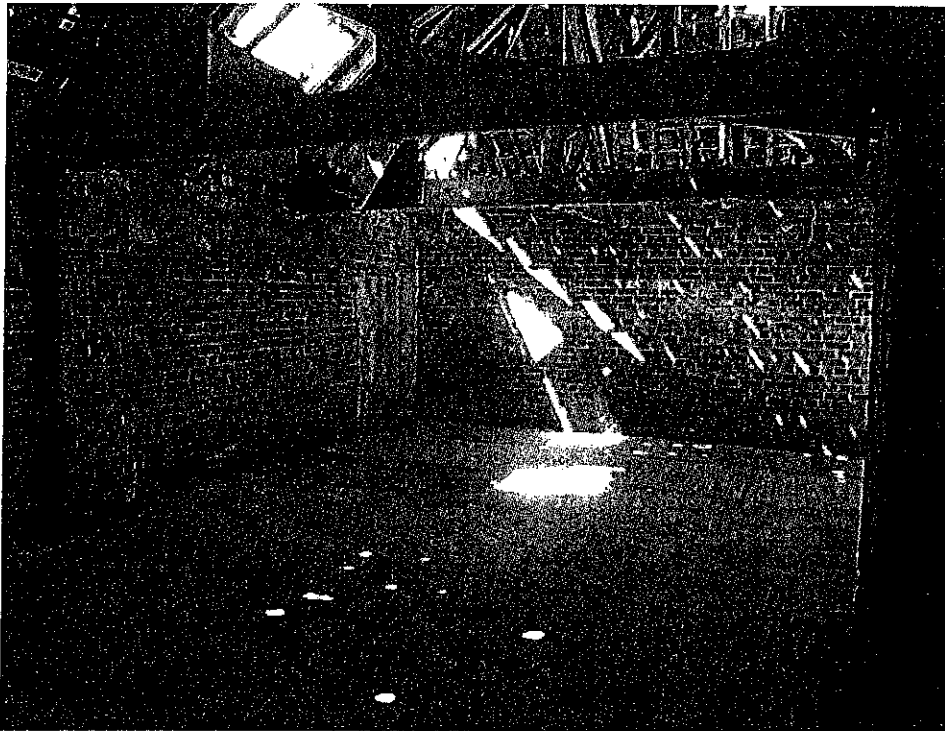


Plate 4. The interior of the northern section of Building 1.



Building 2

Building 2 is a mono-pitched outbuilding, single storey in height located along the western elevation of Building 1. Built from a substantial rough sawn timber frame with timber beams and purlins which supports the insulated box profile sheet roof covering, there is no form of under drawing present throughout the roof structure. The external walls to the west elevation and part of the north gable, are clad externally with box profile sheeting above the dwarf breeze block walls. Internally these walls are lined out with fibre cement flat sheeting, which is in reasonable condition. The north gable has a large open doorway, with a 1.5m high gate along its length. The east elevation brick wall, which is the external wall of Building 1, is cement rendered internally with only the occasional area, where the render was missing, exposing the brickwork, which was generally in good condition, which no deep holes noted. The south gable is clad externally with timber boarding which is in a poor condition exposing the cavity between the boarding and internal fibre cement sheeting. The doors in the south gable are a poor fit with gaps around the doors themselves. There was no historical evidence of bat habitation at the time of the assessment and from the observations made Building 2 has been assessed as having Low potential for bat habitation.

Plate 5. South gable of Building 2.

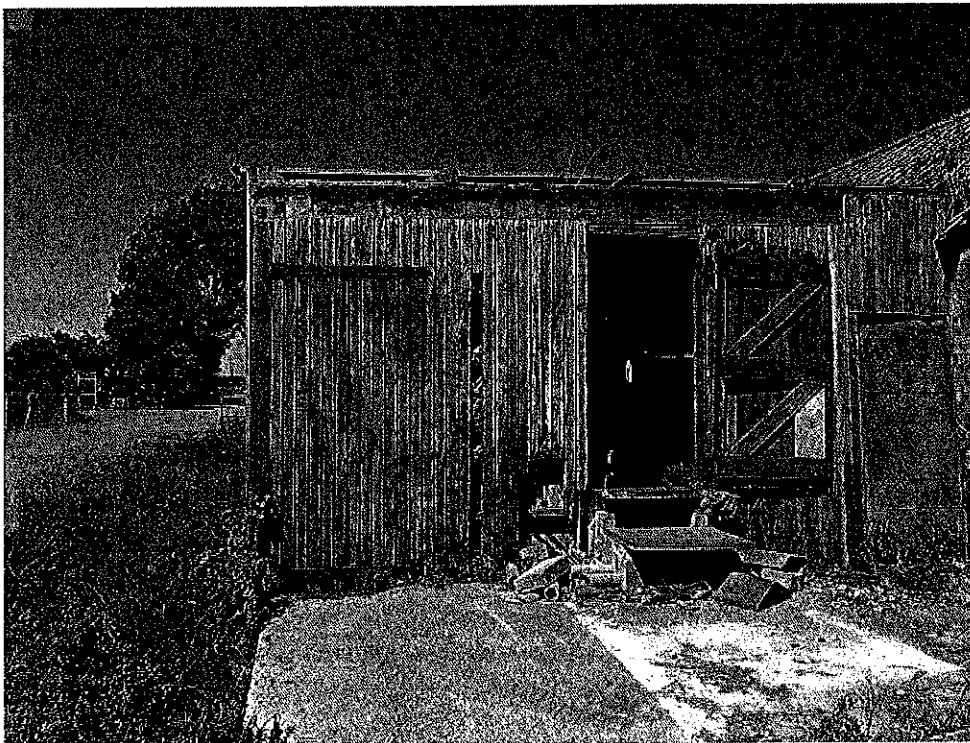


Plate 6. Looking towards the west elevation of Building 2.

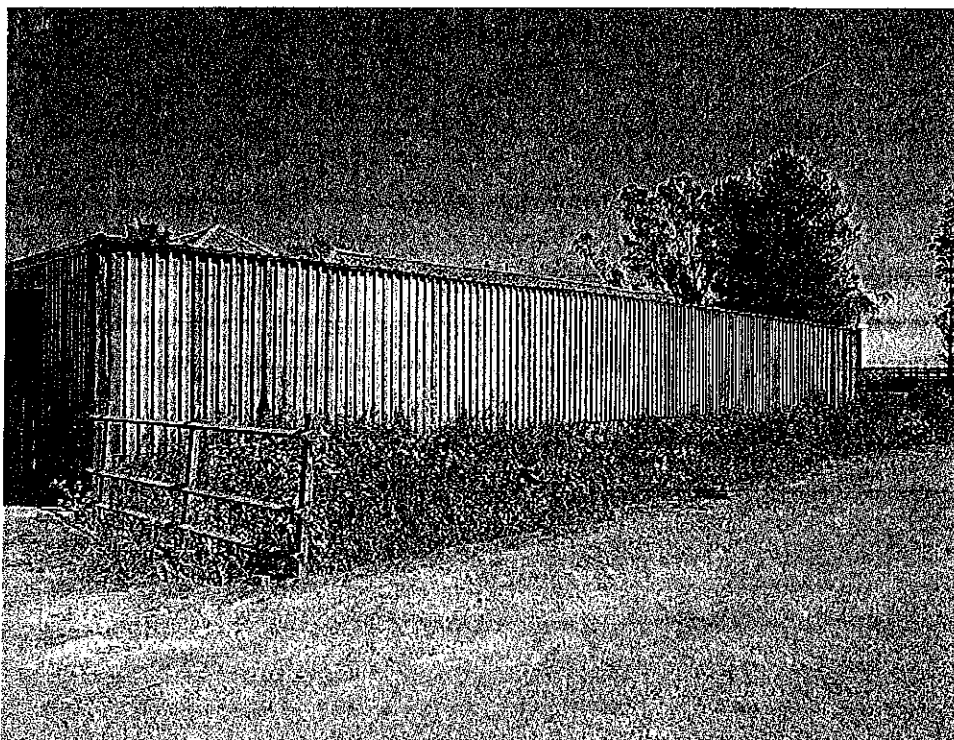


Plate 7. Looking north through the interior of Building 2.

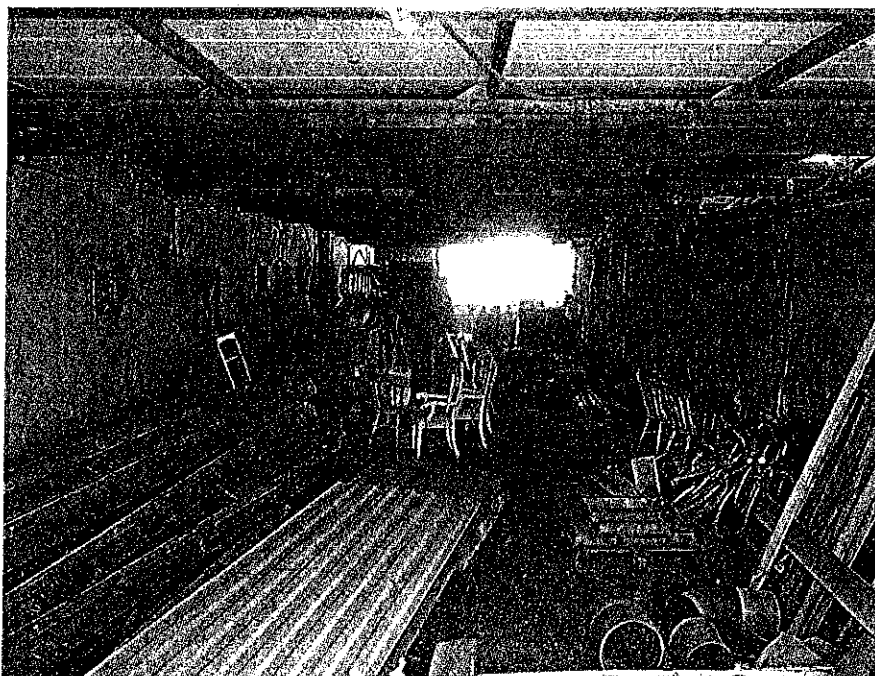


Plate 8. Example of missing render.



3.3 Nocturnal Surveys.

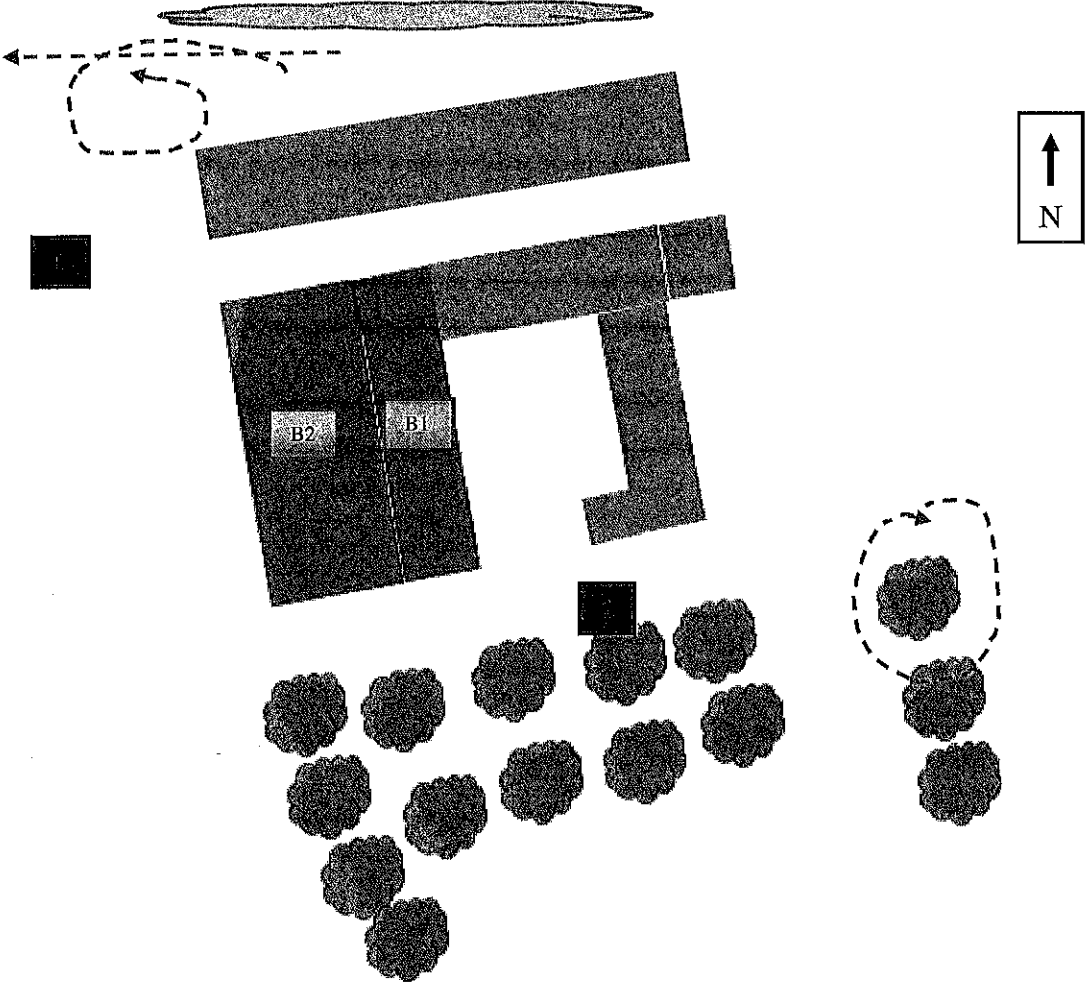
Survey data results are presented below along with the relevant survey activity plan

Dusk Activity Survey for 13th July 2021

Table 3. Results of the dusk emergence bat survey

Location	Time	Observations made
	21:10	Survey start
2	22:04	1 Common pipistrelle foraging around the trees to the east
1	22:06	1 Common pipistrelle commuting east to west along hedge line
1	22:23	1 Common pipistrelle foraging to the north
1	22:29	1 Common pipistrelle foraging to the north
2	22:30	1 Common pipistrelle commuting bat unseen faint echolocation direction not ascertained
1	22:42	1 Common pipistrelle briefly foraging to the north
	23:10	Survey end

Dusk bat activity plan 13th July 2021

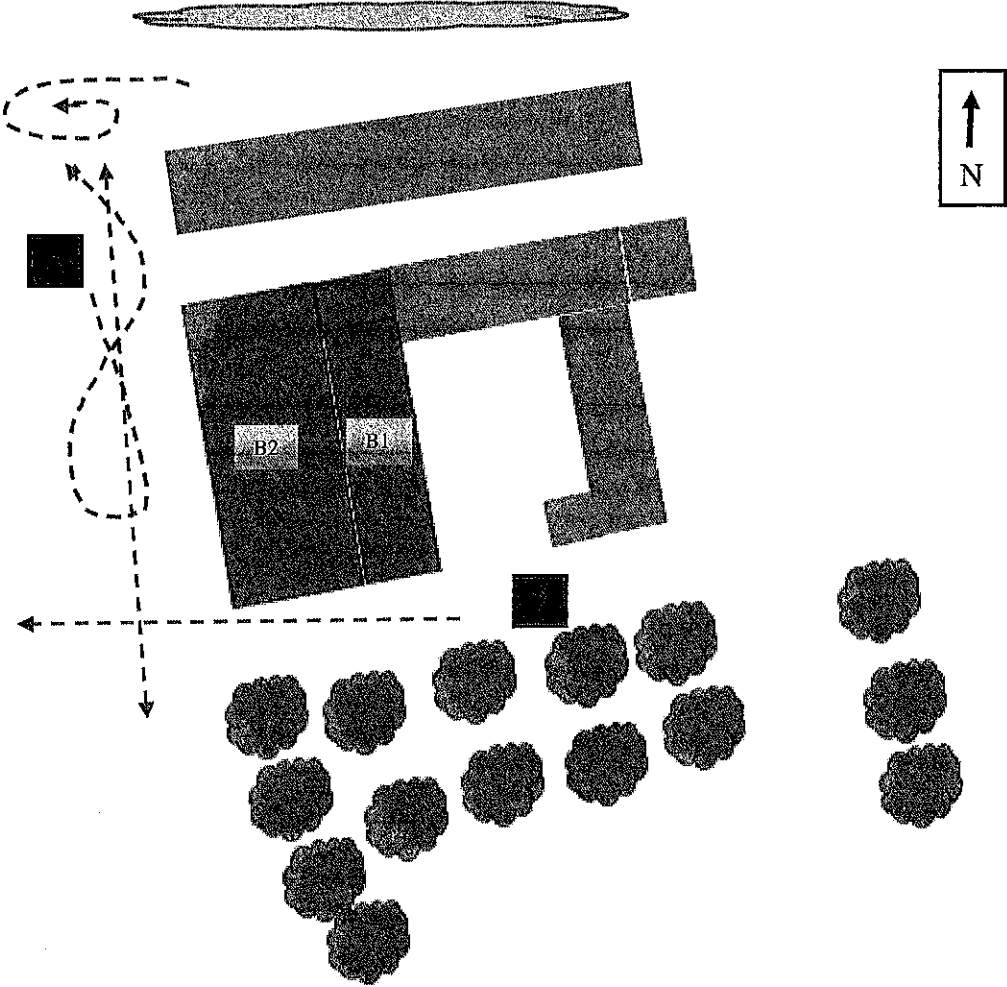


Dawn Activity Survey for 13th August 2021

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

Location	Time	Observations made
	03:45	Survey start
2	04:10	1 Common pipistrelle commuting bat unseen direction not ascertained
1 & 2	04:14	1 Common pipistrelle foraging along the western track
1	04:28	1 Common pipistrelle foraging along the western track
1	04:33	1 Common pipistrelle commuting bat unseen
1	04:37	1 Common pipistrelle foraging to the north
1	04:49	1 Common pipistrelle foraging to the north
2	04:50	1 Common pipistrelle commuting east to west to the south of the buildings
1	04:51	1 Common pipistrelle commuting west
	05:50	Survey end

Dawn bat activity plan 13th August 2021



4.0 ASSESSMENT OF SURVEY RESULTS.

4.1 Constraints on Survey Information

- There were no constraints during the Preliminary Roost Assessment or the Nocturnal Surveys.
- 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 or the Nocturnal Surveys.

4.3 Potential Impacts of Development.

4.3.1 Designated Sites

The application site is not located within any Statutory or Non-statutory sites of nature

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

There are seven Non-statutory sites located within the 2km search area, the nearest of which is Roos to Halsham Road, a Deleted Local Wildlife Site, located approximately 0.9km North West of the study site.

Given the nature of the development proposal and its location, it is not anticipated that any negative impacts would be likely to occur upon any of the Non – statutory sites found within the 2km search radius, as illustrated in Section 3.1.1 and Appendix 2 of this report.

4.3.2 Roosts

There are 7 historical bat records within the 2km search area returned from the third party repository searches, with none of the historical records relating to the application site itself. The nearest confirmed roost is for a maternity roost of 17 Common pipistrelle *Pipistrellus pipistrellus* recorded 1.9km north of the application site in 2005.

There were several features identified within the structure of 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 the observations made during the daytime buildings assessment, the study buildings at this stage have been assessed in the following order:-

Building 1 - Moderate potential

Building 2 – Low potential

During the nocturnal surveys undertaken on the 13th July & 13th August 2021 no bats were seen to emerging from, or re-enter either of the study buildings.

There was no evidence of bats roosting within the study buildings during all the survey periods, therefore it is anticipated that no adverse short or long term impacts will occur on the local bat population if the proposed development were to proceed.

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

4.3.3 Habitats.

The habitat composition within the application site at the time of the field survey, is considered to represent Low foraging capacity. The study site is not located within or in close proximity to any Priority Habitats.

4.3.4 Foraging and Commuting.

During the nocturnal surveys of the 13th July and 13th August 2021 only a small number of individual Common pipistrelle *Pipistrellus pipistrellus* were seen or heard foraging within the immediate surrounding area. With up to a maximum of one Common pipistrelle *Pipistrellus pipistrellus* being either seen or heard at any one time.

Commuting activity was randomly spread over the site with no indication of a main commuting route for a large number of bats recorded.

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

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

4.3.5 Nesting birds

No historical or active nest sites were observed within the study buildings during the daytime survey or nocturnal surveys

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.

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

6.0 PLANNING POLICY.

6.1 The National Planning Policy Framework (2019) states:

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

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

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

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

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

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

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

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

6.2 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.

Bats.

It is recommended that the Mitigation Strategy in Section 7.1 of this report with reference to bat species, should be implemented as a precautionary approach to the proposed development and to meet obligations under the National Planning Policy Framework 2019 & ODMP Circular 06/2005.

7.1 Mitigation Strategy for Bats

- 7.1.1. The contractors should be given a toolbox talk by a suitably qualified bat worker, prior to work commencing. A copy of this report containing the mitigation strategy should be on site at all times for the contractors to use as a reference.
- 7.1.2. The potential for hibernating bats within the study buildings, especially Building 1, cannot be determined by nocturnal surveys of this type undertaken at this time of the year. As bats are small and can squeeze into a 15-20mm gap, it would be extremely difficult to undertake an effective hibernation survey on the study building. Therefore the initial conversion/extension work, relating to the removal of the roof and/or repointing/alteration of the external walls will not be undertaken during the bat hibernation period November – March inclusive.
- 7.1.3. Removal of the existing roof materials and loose wall coverings will only take place by hand, in a careful and methodical manner, starting at the ridge and working in a downwards fashion to the eaves.
- 7.1.4. Once the external work on the roof and walls has been completed and the building is watertight then the internal work can be carried out at any time of the year.
- 7.1.5. 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 an 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.
- 7.1.6. To meet obligations under the NPPF 2019 relating to biodiversity enhancement 1 x Ibstock Bat Box 'C' bat box or equivalent is to be built into either the southern or western elevation of the new dwelling during the construction works. The bat box will be installed at least 3 m above ground level. This box can be obtained from NHBS www.nhbs.com or any other reputable habitat supplier.
- 7.1.7. During work to be carried out, in the unlikely event that bats are encountered by an unlicensed person then they **MUST** withdraw immediately and work must stop and a licensed bat ecologist/worker called in to enable further investigation and before any work recommences.

7.1.8. In the future a garden is to be developed then consideration should be given to the further planting of nectar rich flora, which will increase the insect and moth numbers and promote the foraging area available to the local bat population. A list of suitable plants can be provided by ourselves or from the Bat Conservation Trust www.bats.org

7.2 Nesting Birds.

No historical nests sites were observed during the daytime survey; therefore no further survey work or mitigation is required.

8.0 REFERENCES AND BIBLIOGRAPHY

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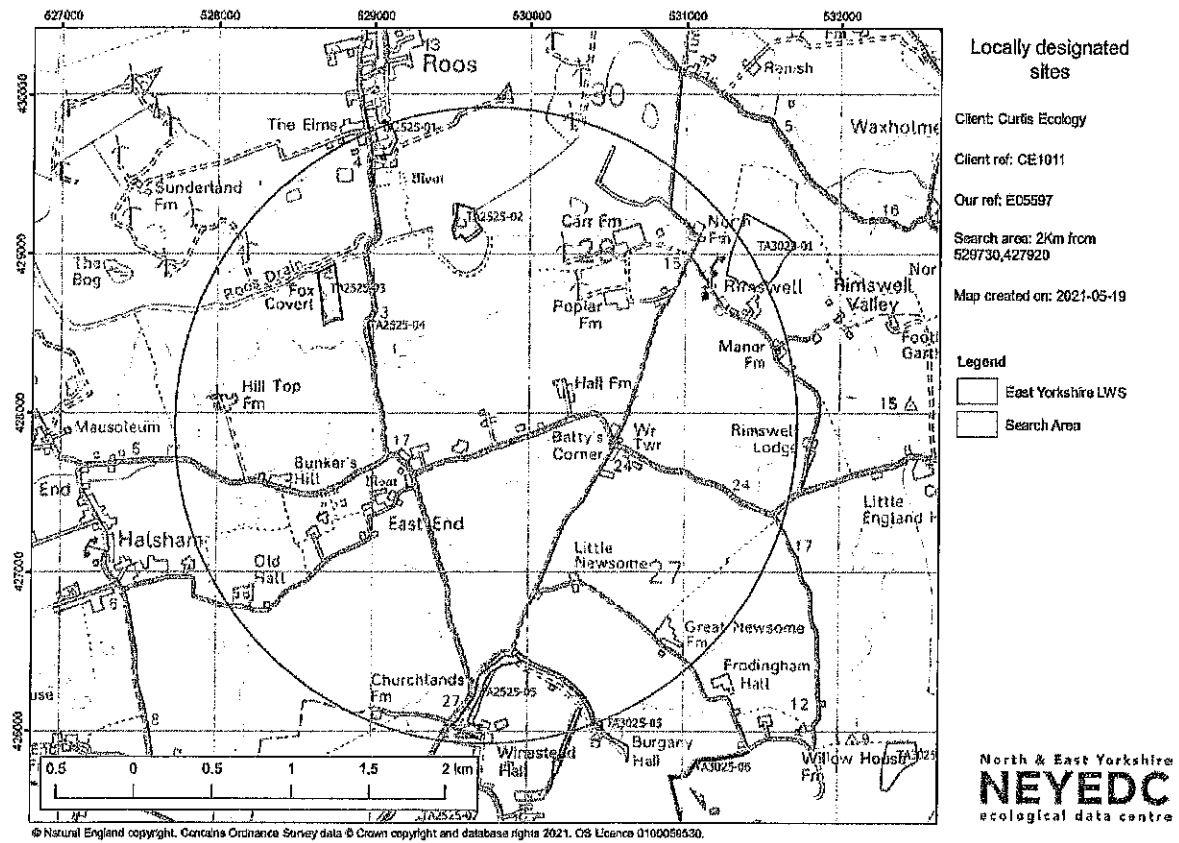
North & East Yorkshire Ecological Data Centre

ODMP Circular 06/2005 Biodiversity and Geological Conservation

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9.0 APPENDICES

Appendix 1. Locally Designated Sites 2km search area indicate by the red circle



Appendix 2. Priority Habitats with 2km search area indicate by the red circle.

