

PRELIMINARY ROOST ASSESSMENT REPORT

At

Rose Farm House,
South End,
Seaton Ross,
East Riding of Yorkshire
YO42 4LZ

For

Mr & Mrs Chimes

Date: 16th March 2022

Reference no: CE1158

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Title: Preliminary Roost Assessment Report

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EXECUTIVE SUMMARY.

Curtis Ecology was instructed by Turton Associates on behalf of their clients Mr & Mrs Chrimes to undertake a Preliminary Roost Assessment on an outbuilding located at Rose Farm House, South End, Seaton Ross, East Riding of Yorkshire, YO42 4LZ. 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 of Yorkshire Council, for conversion of existing outbuilding into a gym, ancillary to host dwelling, along with associated works. Electronic briefings were given with copies of the location plan and elevations drawing provided.

The Preliminary Roost Assessment was undertaken on the 8th March 2022 which is an appropriate time of the year for this type of survey.

The study building is a small open fronted outbuilding constructed from solid brick walls and having a single skin corrugated fibre cement sheet roof covering with form of internal underdrawn present. Overall, the study building has been well maintained and in good condition.

As a result of the desktop study and observations made during the daytime buildings assessment, the study building has been assessed as having Negligible potential for bat habitation.

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

Recommendations include:

- No further bat survey work required.
- To meet obligation under the National Planning Policy Framework (2019) relating to enhancing biodiversity from a proposed development, 1 x Low Profile Woodstone Bat Box is to be located within the grounds of Rose Farm House within 4 weeks of the completion of the conversion works.

1.0 INTRODUCTION.

Curtis Ecology was instructed by Turton Associates on behalf of their clients, Mr & Mrs Chrimes to undertake a Preliminary Roost Assessment on an outbuilding located at Rose Farm House, South End, Seaton Ross, East Riding of Yorkshire, YO42 4LZ. 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 of Yorkshire Council, for conversion of existing outbuilding into a gym, ancillary to host dwelling, along with associated works.

1.1 Site Description.

Rose Farm House is located towards the southern end of Seaton Ross village, with the study building being centred on Grid reference SE7803 4054. The immediate surrounding habitat to the northeast and southwest is predominantly residential properties, some with large mature gardens, whilst a mix of grass paddocks and arable fields are found to the northwest and south east. The surrounding habitat beyond the village is predominantly intensively farmed arable land, with a scattering of mature trees and hedgerows to the field boundaries.

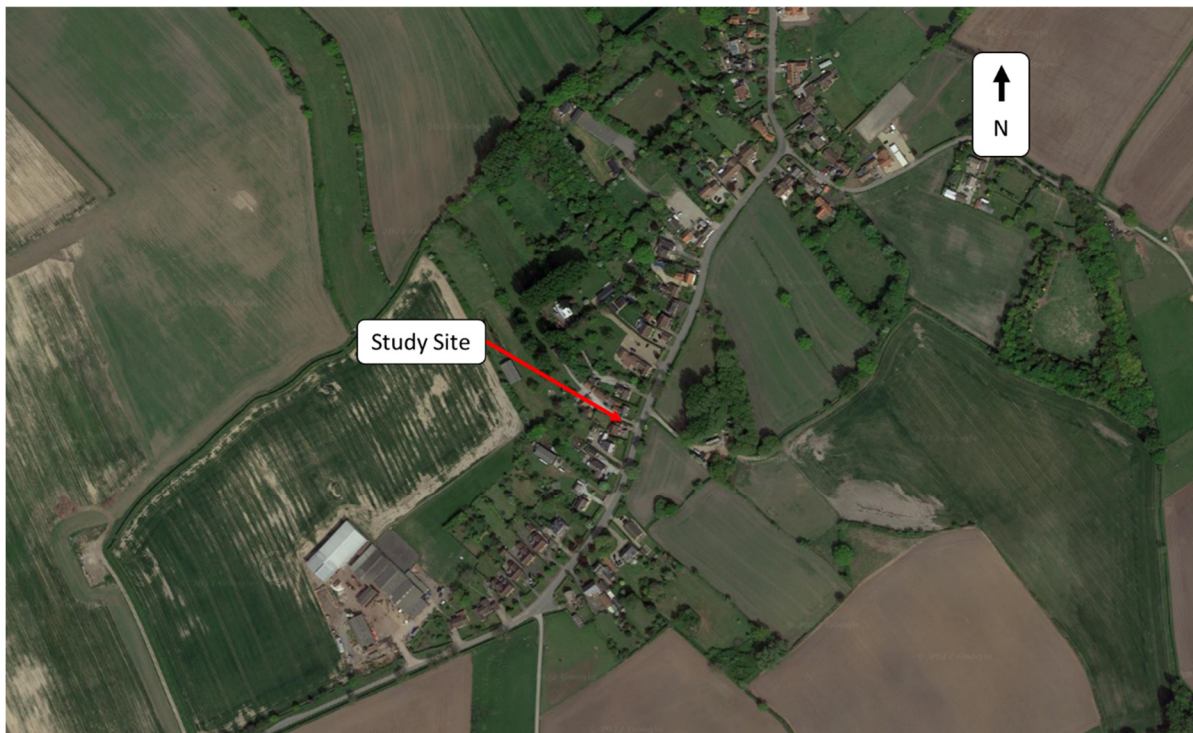


Figure 1. Aerial view of the study site location within the wider landscape

© Google Earth.

1.2 Proposed Works.

It is understood that the development proposal relates to conversion of existing outbuilding into a gym ancillary to host dwelling, along with associated works

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 SE7803 4054.

2.2 Buildings Assessment.

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

The visual survey involves assessment for: -

- An assessment of holes/crevices in the building structure.
- Slipped, lifted and or badly fitted tiles
- The presence of roofing felt or any form of internal roof lining.
- Signs of droppings on walls, windowsills, floors, roof spaces and below any suitable roosting features.
- Wing fragments of butterflies and moths on the floor/walls below beams and other internal structure.
- Scratch marks on beams, potential entrance and exits holes and any other internal structures.
- Dead bats
- Oil staining – the bat fur may leave an oily residue on surfaces
- Tracks in any dust
- Odour – certain bat species can have a distinctive odour, species such as soprano pipistrelle and noctule can have a pungent odour from urine and oily fur.
- Suitable foraging and or commuting habitat within close proximity to the study site, which would include woodland, shelter belts, hedgerows, ponds, watercourses and domestic gardens connected to one another.

2.3 Survey Equipment.

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	8 th March 2022
Wind speed	14 MPH S/SSE
Cloud cover	None
Rainfall	None
Temperature	11°C
Humidity	71%

2.5 Survey Personnel.

2.5.1 Daytime Building Assessment.

The buildings assessment was undertaken in suitable weather conditions and at an appropriate time of year on the 8th March 2022 by the following personnel:

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

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

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

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

With assistance from Graham Johnson who has undertaken numerous dusk & dawn surveys, as well as assisting with building and trees assessments.

3.0 SURVEY RESULTS.

3.1 Desk Top Study.

Figure 2. Pre-existing Site Designations



Our Ref: E06270
Your Ref: CE1158
On behalf of: Curtis Ecology
Date: 28/02/2022
Search area: 2km from SE78034054

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

There are no Local Nature Reserves in or partly within the search area.

East Yorkshire LWS (Local Wildlife Site)

Version: East Yorkshire LWS v8.2, February 2022

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
Petersfield Plantation	SE7540-08	SE790420	Candidate LWS
River Foulness, Holme upon Spalding Moor	SE7535-06	SE782384 – SE789388	Deleted LWS
Breckstreet Farm Disused Airfield	SE7540-09	SE768415	Designated LWS
Dial Hall Wood	SE7540-07	SE772424	Deleted LWS
Everingham Carrs	SE7540-10	SE800405	Designated LWS



Our Ref: E06270
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Site Name	Site Ref	Grid Reference	Status
Seaton Old Wood	SE7535-02	SE788393	Designated 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@nevedc.co.uk and list the sites using the reference and name listed above.



Our Ref: E06270
Your Ref: CE1158
On behalf of: Curtis Ecology
Date: 28/02/2022
Search area: 2km from SE78034054

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

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

Habitat type	Location description
Plantation on Ancient Woodland Site	Woodland near Seaton Old Hall and Seaton New Hall.

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	Polygons at Everingham Carrs and at SE769391.
Deciduous woodland	Several polygons throughout the search area.
Traditional orchard	One polygon at central Seaton Ross.

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

3.1.1 Bat Records.

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

There was a total of 6 historical bat records returned from the third-party repositories. The nearest historical roost records are located approximately 1.2 km north of the study site, for a day roost for two Common pipistrelle *pipistrellus pipistrellus* and a day roosts for Whiskered *Myotis mystacinus* bats in 2021.

3.2 Daytime Building Survey.

The study building is an open fronted garage that is currently used for storage. The walls are of a solid brick construction that vary in brick type used, but all where is a good state of repair. The northeast gable is open fronted to the eaves, above which the remainder is covered with Yorkshire boarding. The rear wall was only accessible from the inside as there was no available access to view the rear. It was noted lights are located to the front and internal spaces, although it was unattained to whether these are in constant use on during the hours of darkness.

The roof is covered with a single skin corrugated fibre cement sheeting and the ridge is capped off with a similar single skin product and the whole arrangement is not underdrawn. It is supported on a simple steel truss frame with single timber purlins for the sheets to mount to.

In summary the building presented with Negligible potential, this was based on the construction material used for the roof covering. The single skin nature of these materials does not often provide suitable features for bats to roost. The inspected walls where all in good condition.

Plates 1a and b – Open front of the shed which faces northeast, showing the Yorkshire boarding details.



Plate 2 – Southern elevation wall showing the roof covering, and brick gutter supports.



Plates 3 a to c – Internal Views showing roof covering, steel frame and purlins.



4.0 ASSESSMENT OF SURVEY RESULTS.

4.1 Constraints on Survey Information.

- The study buildings were fully accessible during the daytime 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 building assessment.

4.3 Potential Impacts of Development.

4.3.1 Designated sites

There were no Internationally Designated Sites found within the 2km search area.

There were no Nationally Designated Sites found within the 2km search area

There are no Local Nature Reserves found within the 2 km search area.

There are four Local Wildlife Sites within the search areas, the nearest of which is Petersfield Plantation, a Candidate Local Wildlife Site located approximately 0.95km south east of the study site as illustrated below:-

Site Name	Site Ref	Grid Reference	Status
Petersfield Plantation	SE7540-08	SE790420	Candidate LWS
Breckstreet Farm Disused Airfield	SE7540-09	SE768415	Designated LWS
Everingham Carrs	SE7540-10	SE800405	Designated LWS
Seaton Old Wood	SE7535-02	SE788393	Designated LWS

Given the nature of the development proposal 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

The assessment of the study building suggested there is minimal potential to provide roosting opportunities, especially for crevice dwelling bat species, bearing in mind that a Pipistrelle bat species can squeeze into a 15 – 20mm gap quite easily. Therefore, as a result of these all the observations made during the daytime buildings assessment, the study building has been assessed as having Negligible potential for bat habitation.

There was a total of 6 historical bat records returned from the third-party repositories. The nearest historical roost records are located approximately 1.2 km north of the study site, for a day roost for two Common pipistrelle *pipistrellus pipistrellus* and a day roosts for Whiskered *Myotis mystacinus* bats in 2021.

It should be remembered however, that bats are 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.

4.3.3 Habitats.

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

4.3.4 Nesting birds.

No historical nests sites were observed during the daytime survey.

5.0 LEGISLATION.

5.1 Bats.

All species of UK bats are statutorily protected under the Conservation of Habitats and Species Regulations 2017 (formerly The Conservation (Natural Habitats, Etc.) Regulations 1994 (as amended), which implements the requirements of the EC Habitats Directive, plus under UK legislation through Schedule 5 (Section 9) of the Wildlife and Countryside Act 1981. This combined legislation makes it an offence to:

- Deliberately kill, injure or capture bats
- Deliberately disturb bats in such a way as to significantly effect:
 - a. the ability of that species to survive, breed, rear or nurture their young
 - b. the local distribution on the species
- Intentionally or recklessly disturb or obstruct access to the resting place of bats
- Damage or destroy breeding sites and resting places of bats even if bats are not occupying the roost at the time.
- Possess, transport, sell, barter or exchange any part of, or derived from a bat whether dead or alive.

5.2 Nesting birds

All wild birds are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended), it is an offence to:-

- Deliberately kill, injure or take any wild bird
- Take, damage or destroy the nest of any wild bird whilst in use or being built
- Take or destroy an egg or eggs of any such wild bird.

The breeding bird season runs from 1st March to 31st August.

6.0 PLANNING POLICY.

The National Planning Policy Framework (2019):

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

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.

The Natural Environment and Rural Communities Act 2006 (NERC)

The Natural Environment and Rural Communities Act 2006 (NERC) also lists the Bat as a species of principal importance under Section 41 and Section 40 requires every public body in the exercising of its functions (in relation to Section 41 species) to ‘have regard, so far as is consistent with the proper exercise of those functions, to the propose of conserving biodiversity’; therefore making the Bat a material consideration in the planning process and requiring a detailed survey before planning permission can be granted.

7.0 RECOMMENDATIONS.

7.1 Bats

Subject to observations made from the results of this Preliminary Roost Assessment undertaken on the 8th March 2022 it is recommended that no further survey works are required.

To meet obligation under the National Planning Policy Framework (2019) relating to enhancing biodiversity from a proposed development, 1 x Low Profile Woodstone Bat Box is to be located within the grounds of Rose Farm House within 4 weeks of the completion of the conversion works.

7.2 Nesting Birds.

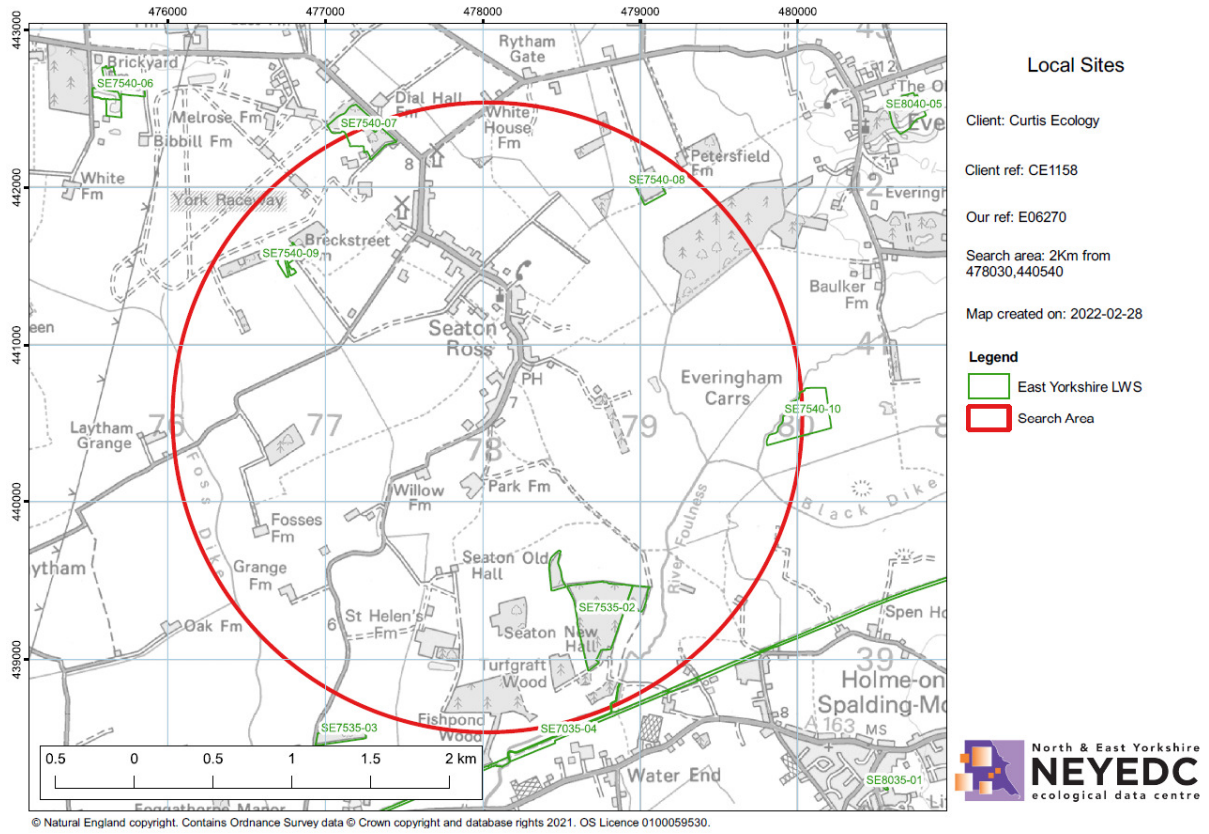
No historical nests sites were observed during the daytime survey; therefore, no further survey work or mitigation is required.

8.0 REFERENCES AND BIBLIOGRAPHY

- Bat Conservation Trust – Species data sheet (2012)
- Bat Conservation Trust – Places that Bats May Use in Buildings - <https://www.bats.org.uk/our-work/buildings-planning-and-development/industry-advice/construction-industry>
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- 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

9.1 Appendix 1. Locally Designated Sites Map 2km



9.2 Appendix 2. Priority Habitats Map 2km

