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Ecological Consultant

Preliminary Ecological Appraisal
'Low Impact' Ecological Impact Assessment

For

Nelson Row, Middleton-in-Teesdale
DL12 0SR



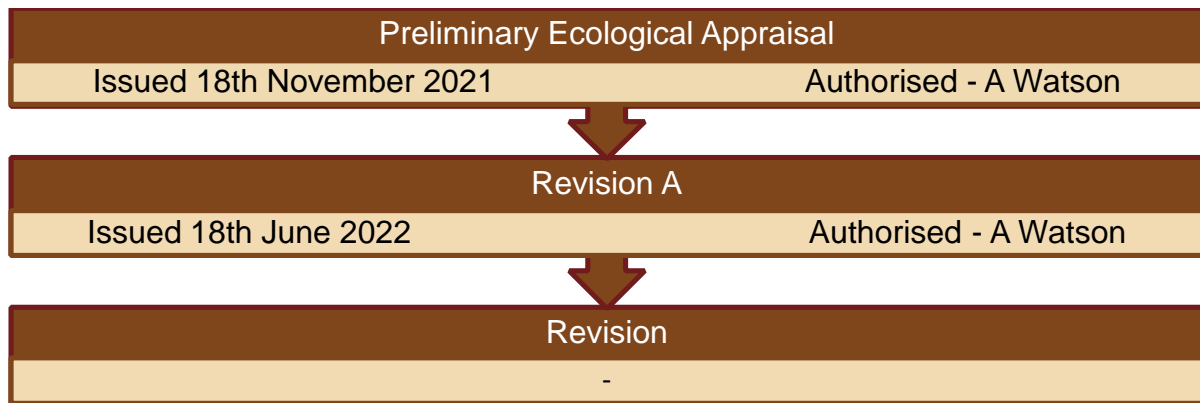
For

Andie Carnell

Revision A - June 2022

Document Verification

Document Title	• Preliminary Ecological Appraisal
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Reasons For Revision

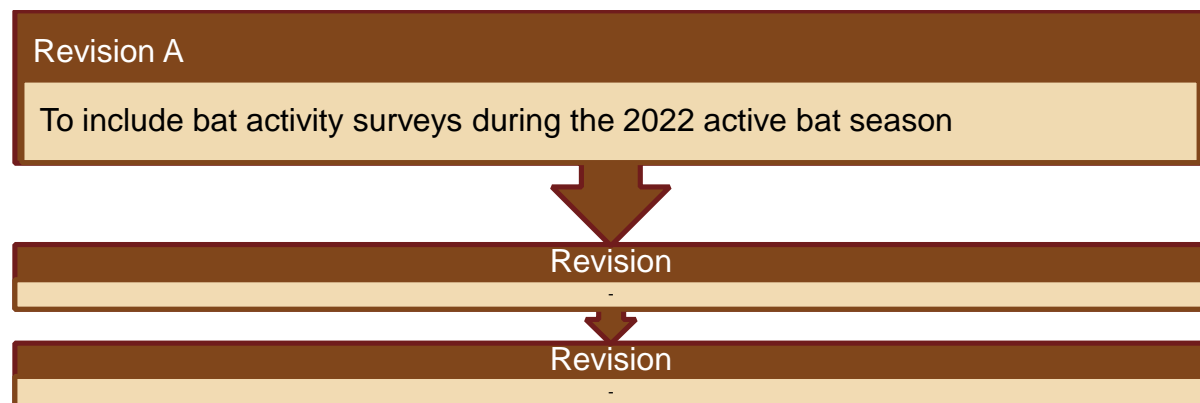


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1. Executive Summary

We are requested by Andie Carnell to provide a Preliminary Ecological Appraisal for bats at Nelson Row, Middleton-in-Teesdale.

Potential for Protected Species surveys were undertaken at the property.

1.1 It is proposed to build:

- a. A replacement garage and workshop – planning granted, approved November 2021 – DM/21/03831/FPA
- b. Creating a replacement dwelling, knocking down a pair of semi-detached houses and creating a new dwelling on the larger footprint.

1.2 Desk top data searches indicate:

- a. The site is within 2km of the North Pennines AONB.
- b. A rural setting, with wooded areas, waterways and field boundary trees present in the vicinity of the survey area.
- c. Existing records indicate bat roosts within 2km of the survey area, no roosts are known on site.

1.3 Field surveys were carried out on in 2021/2022:

- a. A 0.1ha garden grassland site, including parking hardstanding.
- b. Bat activity survey in September 2021 – a small Common pipistrelle day roost was identified.
- c. Two bat activity surveys conducted in May and June 2022, common pipistrelle were observed foraging over site, predominantly commuting from the adjacent know maternity roost towards the River Tees, 1-2 individual bats observed re-entering the western gable.

1.4 Potential for protected species:

- a. Bats – preliminary assessment – the building is situated in an area with medium/high bat foraging and commuting habitats.
- b. Bats – 1-2 Common pipistrelle roost on the western gable, using wall top roost sites
- c. Birds – No evidence of birds was present within the building; barns have the potential to support nesting birds – in particular sparrows.
- d. Other species – the proposals are unlikely to affect any additional species.

- 1.5 Further survey effort considered necessary:
- a. A Natural England mitigation licence will be necessary to demolish the present dwelling.
 - b. No further species or habitat surveys are considered necessary at the present time.
 - c. The project ecologist will be on call during any proposed development.
- 1.6 Ecological considerations:
- a. It is proposed to build the garage prior to demolishing the dwelling, the garage has the potential to include inbuilt bat roost features.
 - b. Like for like bat roost features will be recreated within the new dwelling.
 - c. The general assessment of the site – the site has bats present at a local level of importance, a small common pipistrelle maternity roost.
 - d. The enclosed Method Statement should be followed during the proposed works.
- 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 Andie Carnell to provide a Preliminary Ecological Appraisal – Protected Species Survey with reference to bats at Nelson Row, Middleton-in-Teesdale.

This report will inform the planning application – pre-planning.

Update June 2022 – planning approved for the garage, workshop and habitable room element of the development - DM/21/03831/FPA.

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 (EclA) 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

It is proposed to build a new garage, office and workshop and demolish the existing pair of semi-detached property and build a new dwelling.

Potential for bat impact – Existing building has the potential to support roosting bats.

DarkSkies Design November 2021.

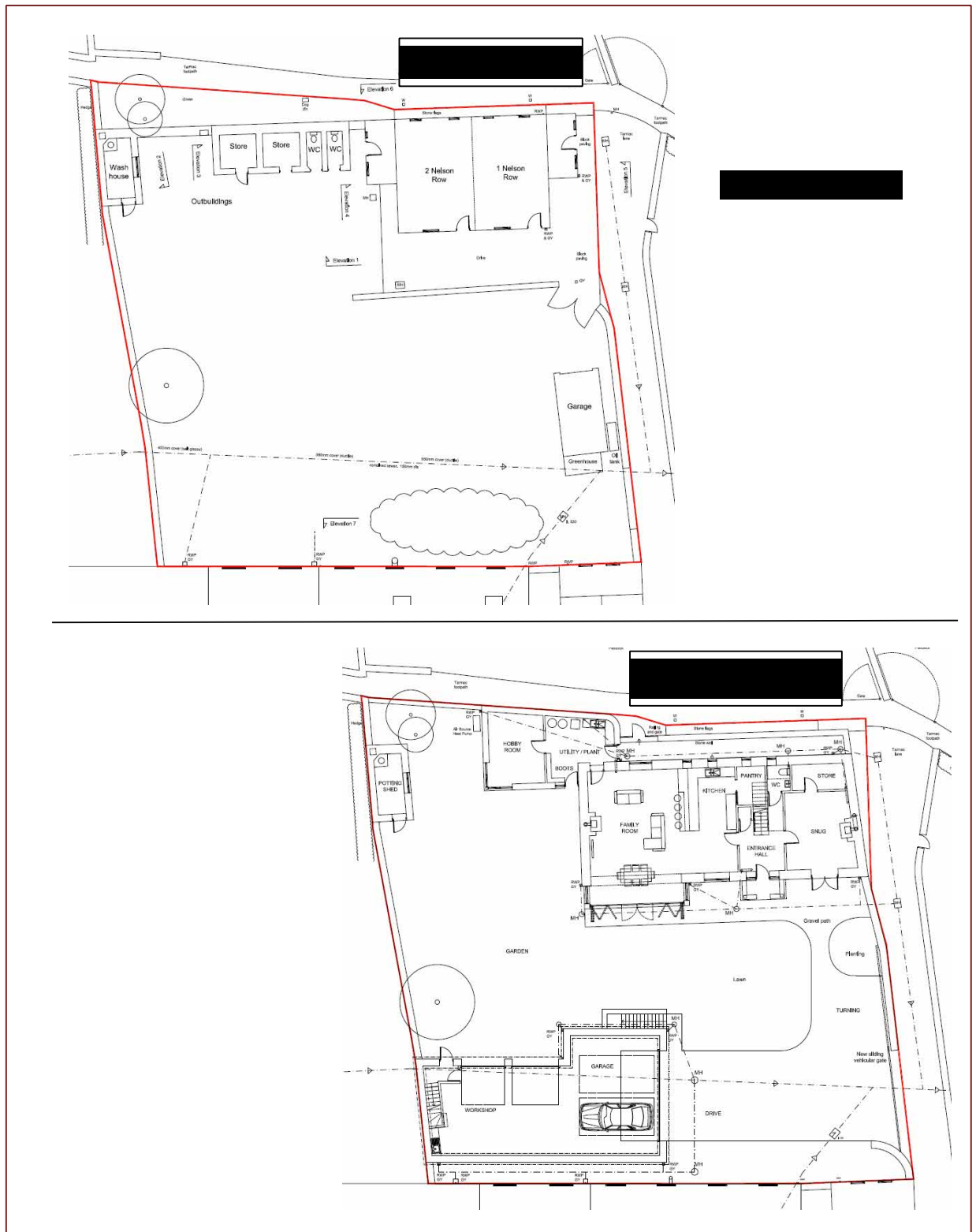


Figure 1- Existing and proposed site plan

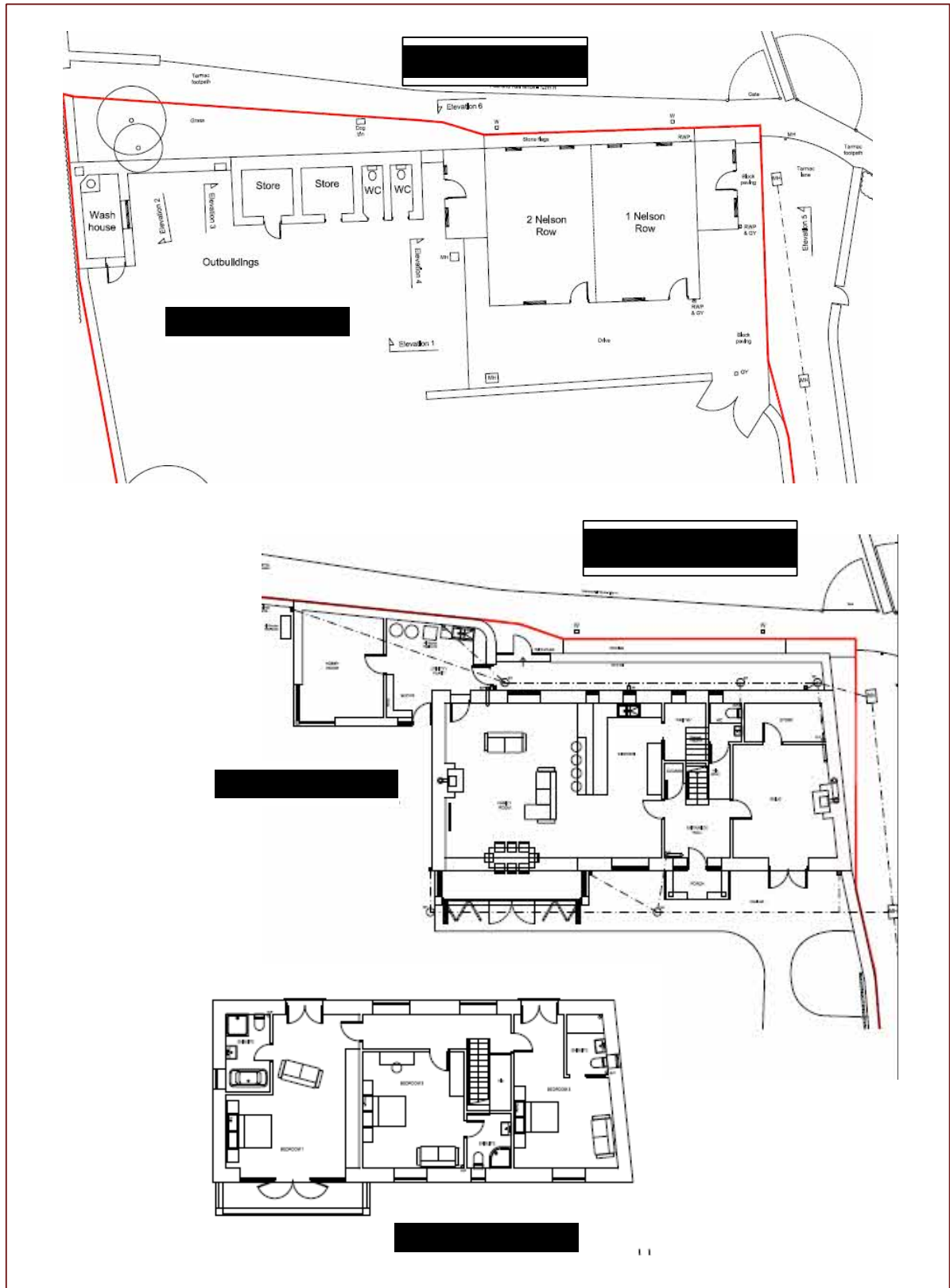


Figure 2 - Existing and proposed floor plan



Figure 3- Existing and proposed dwelling elevations

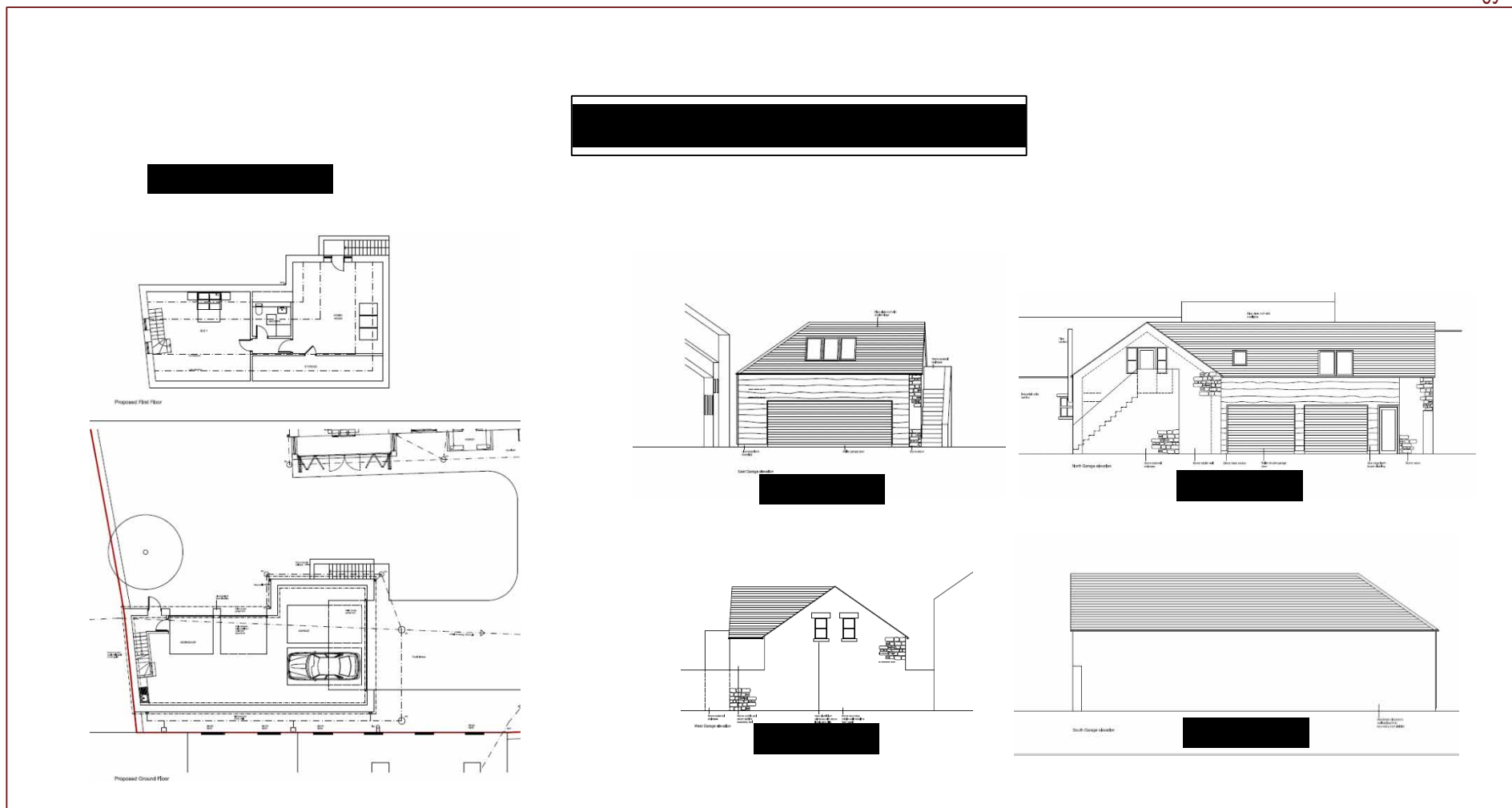


Figure 4- Proposed new garage - granted

2.3 Site Location

Site	Nelson Row, Middleton-in-Teesdale	
Post Code	DL12 0SR	
Grid reference	NY 94919 25466	
Counties, Metropolitan Districts and Unitary Authorities (GB)	County Durham	
Parishes (GB)	Middleton in Teesdale CP	
National Character Area	North Pennines	
Planning Authority	Durham	

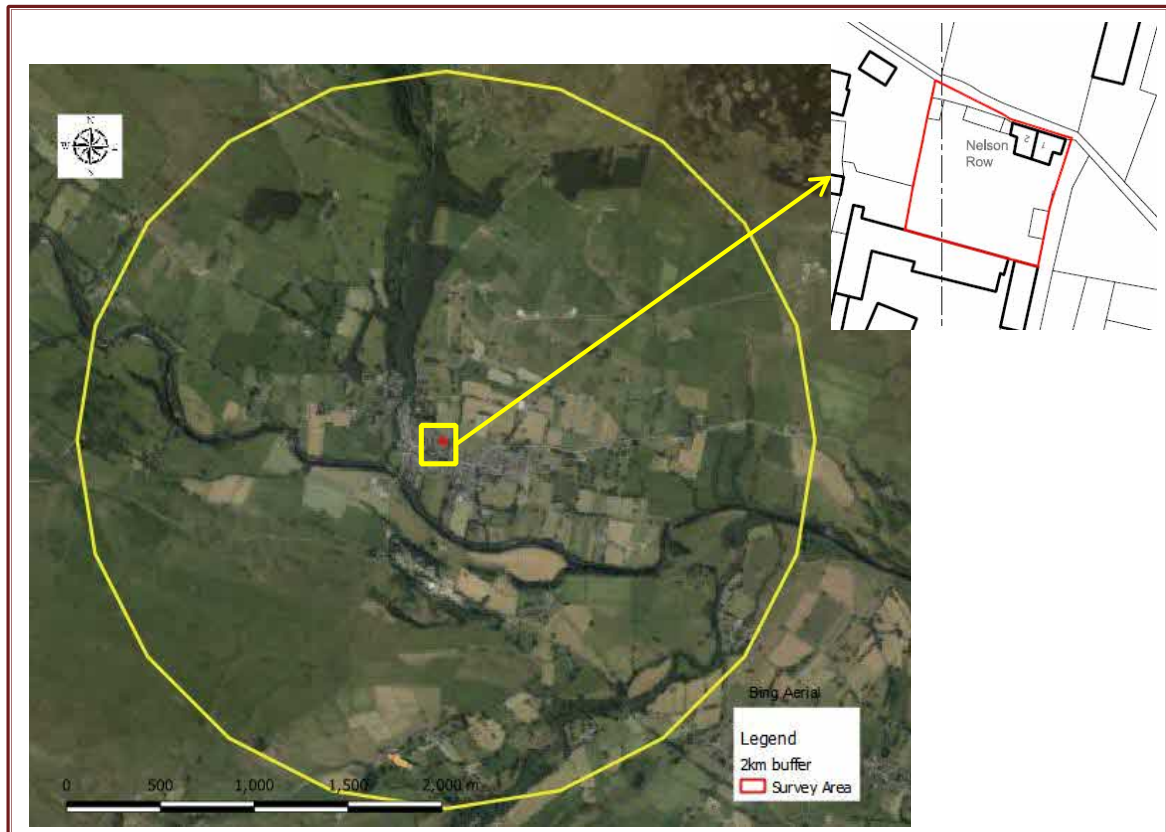


Figure 5 – Position of the survey area using GIS & Google
The yellow circle indicates an approximate 2km zone

Nelson Row, Middleton-in-Teesdale, on the northern boundary of the market town of Middleton-in-Teesdale, Upper Teesdale, encircled by the North Pennines AONB and its associated important habitats a rural upland habitat.

The river Tees flows south of the town, the well wooded Hudeshope beck sits north west of the site.

2.4 Surveyors & Timing

Surveys were undertaken in 2021:

A bat building and habitat survey on October 8th 2021, during daylight hours by Tricia Snaith.

A bat activity emergence survey – September 14th 2021 by Tricia Snaith and Louise Snaith.

A bat activity emergence survey – May 16th 2021 by Tricia Snaith and Louise Snaith.

A bat activity re-entry survey – June 9th 2021 by Tricia Snaith and Louise Snaith.

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:

Handheld 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 torches.

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.

Land-Based designations

Statutory

- Areas of Outstanding Natural Beauty
- Local Nature Reserves
- Moorland line
- National Nature Reserves
- National Parks
- Ramsar Sites
- Sites of Special Scientific Interest
- Special Areas of Conservation
- Special Protection Areas
- Biosphere Reserves

Historic Non-Statutory

- Registered Parks and Gardens

Habitats

MAGIC was used to search for relevant Habitat.

Using the National Habitat Network to identify habitats in the local area.

Results

Areas of Outstanding Natural Beauty	1 Features found – North Pennines
Sites of Special Scientific Interest	5 Features found – Middle Crossthwaite, Middleton Quarry, Middle Side & Stonygill Meadows, Upper Teesdale, Teesdale Allotments
Special Areas of Conservation	2 Features found – North Pennine Dales Meadows & Moor House- Upper Teesdale
Possible Special Areas of Conservation	No Features found
Special Protection Areas	1 Features found - North Pennine Moors
Possible Special Protection Areas	No Features found
Biosphere Reserves	No Features found

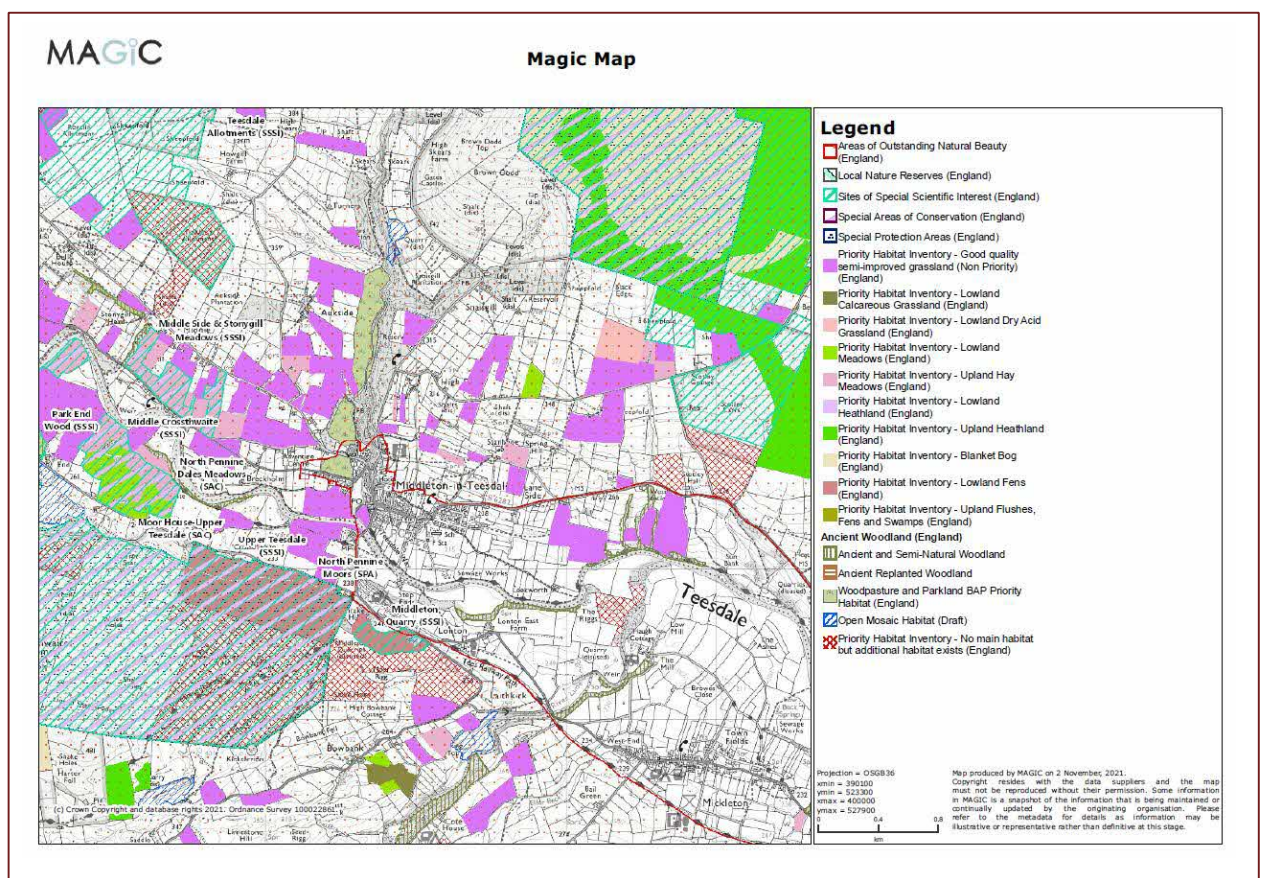
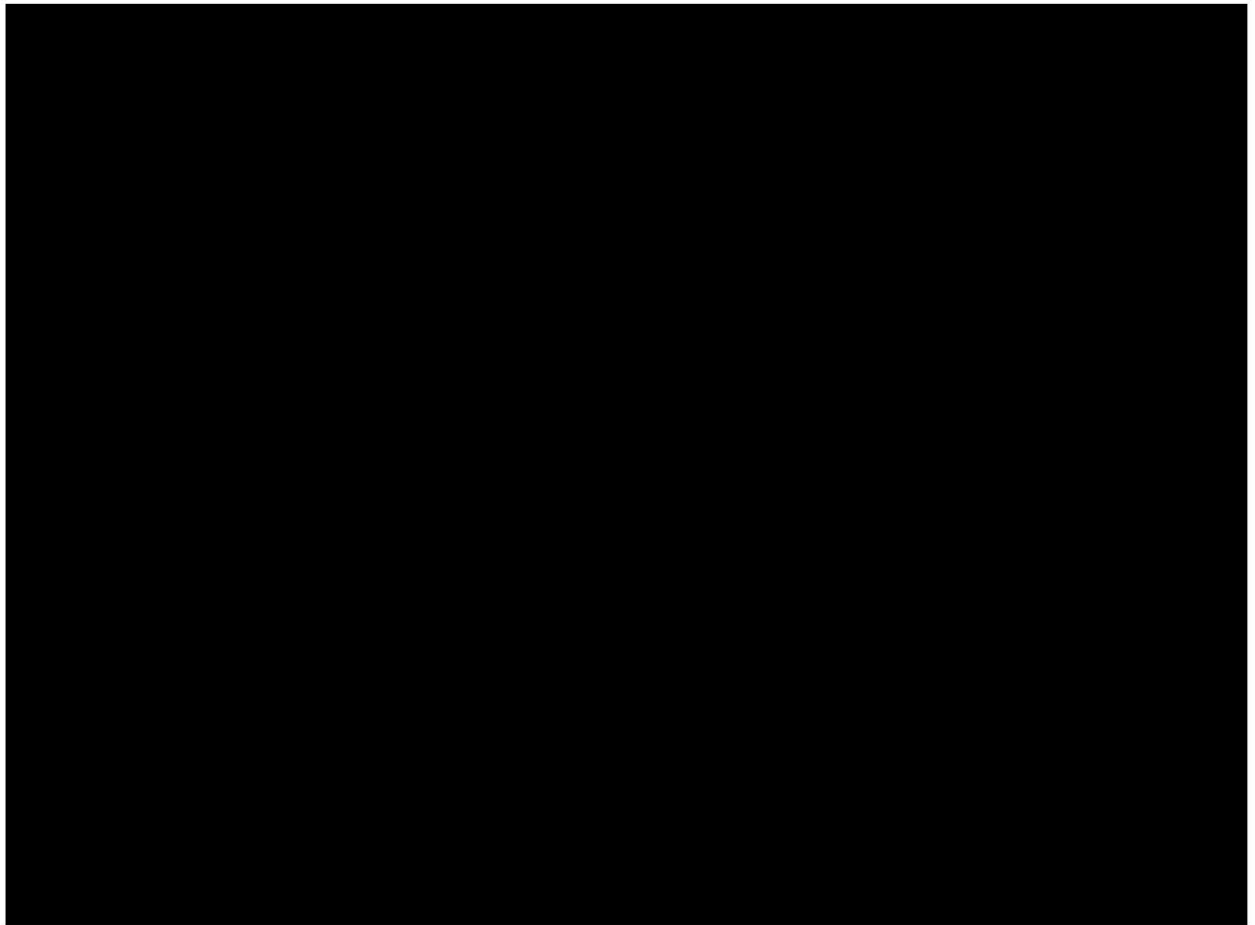


Figure 6 – Designated Sites

National Habitat Network All Habitats Combined (England)

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



5.1.2 Local Protected Species Data

MAGIC was used to search for relevant Species.

Using European Protected Species Licencing and Great Crested Pond data.

European Protected Species Licencing

European Protected Species	County Durham
	None identified

Other relevant Searches

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

Local Records Centre

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

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 limited archived data for the area. The area was an important lead mining area leaving many mine shafts with bat hibernation potential.

We have archived data for most of the Upper Tees Valley, a bat rich corridor.

Bat Records From The Area Around Nelson Row, Middleton-in-Teesdale

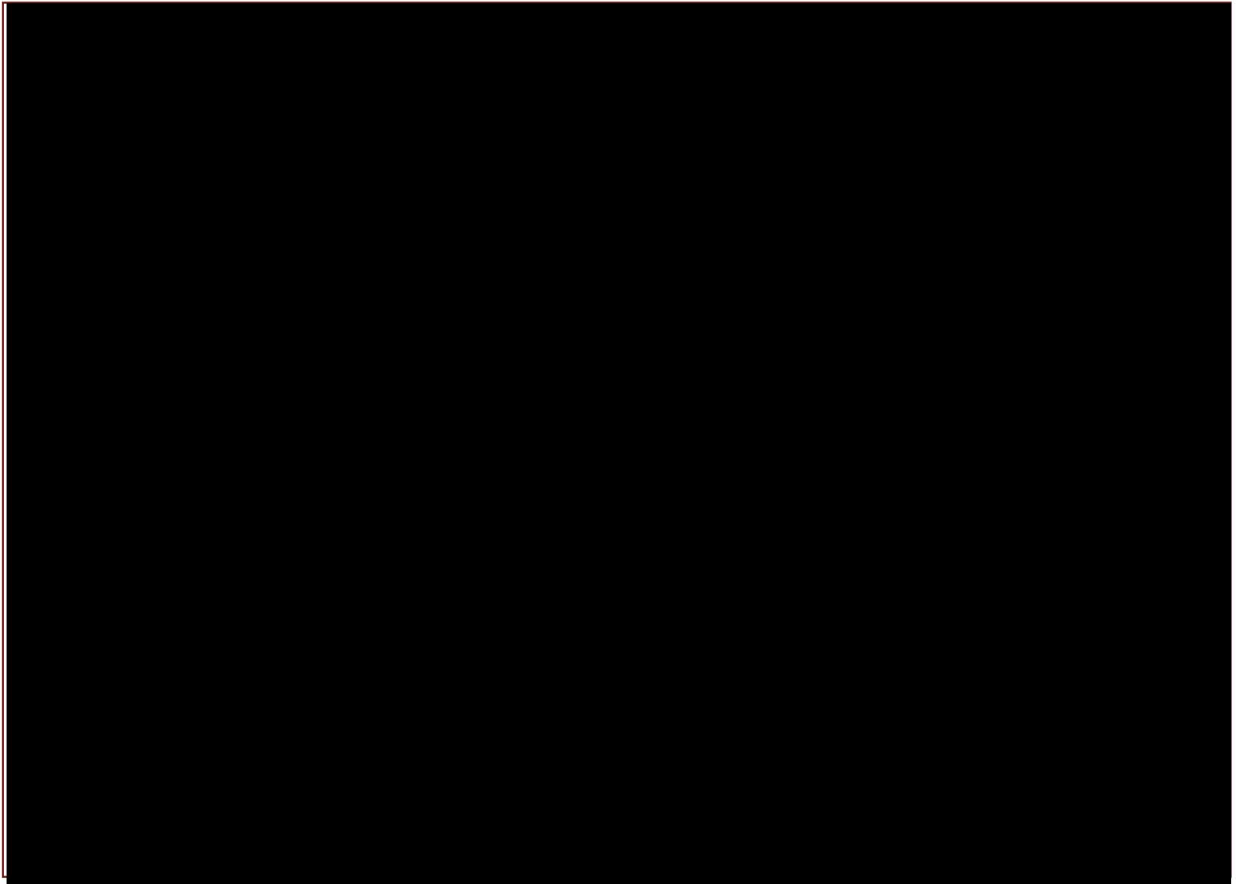
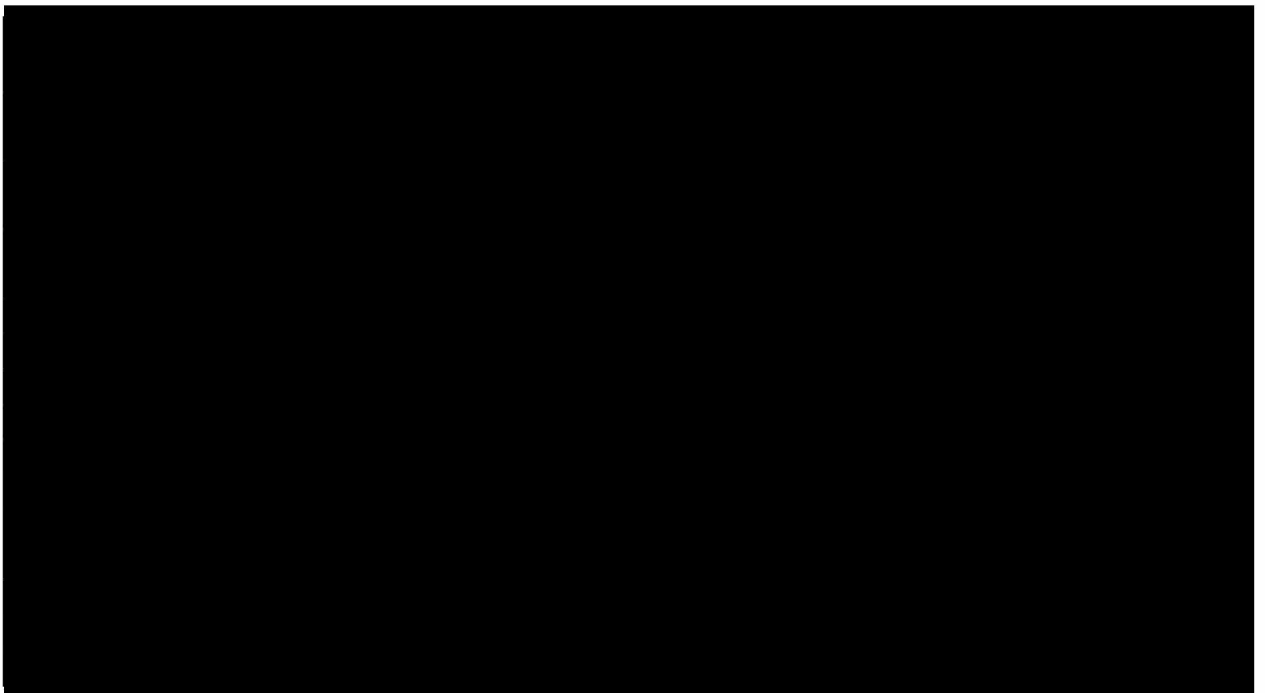


Figure 7 – Bat records supplied by DBG
Plotted using QGIS.

Roost records within the 2km area.



5.1.3 Previous Surveys

No previous ecological surveys have been conducted on site.

5.2 Field Surveys

5.2.1 Phase I Habitat Survey

A 0.10ha site, supporting a pair of semi-detached houses within a parcel of grassland and hardstanding. Two new buildings are proposed on site a new dwelling, increasing the footprint of the existing dwelling and a new garage, workshop and hobby room, replacing the existing prefab garage.

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.



Figure 8 – Habitat on site

General Description

The area of the proposed new garage – bounded to the south by industrial units, at present used to store building site machinery, levelled land – bare earth.

The existing prefab garage to be removed.



Figure 9 – Proposed garage area

Update June 2022 – planning granted, building foundations installed.

5.2.2 Preliminary Roost Assessment (Bat Building Survey)

A pair of semi-detached houses, a small potting shed and outhouses.

The potting shed to retained – no further survey effort.

The main houses and outbuilding to be demolished and rebuilt.

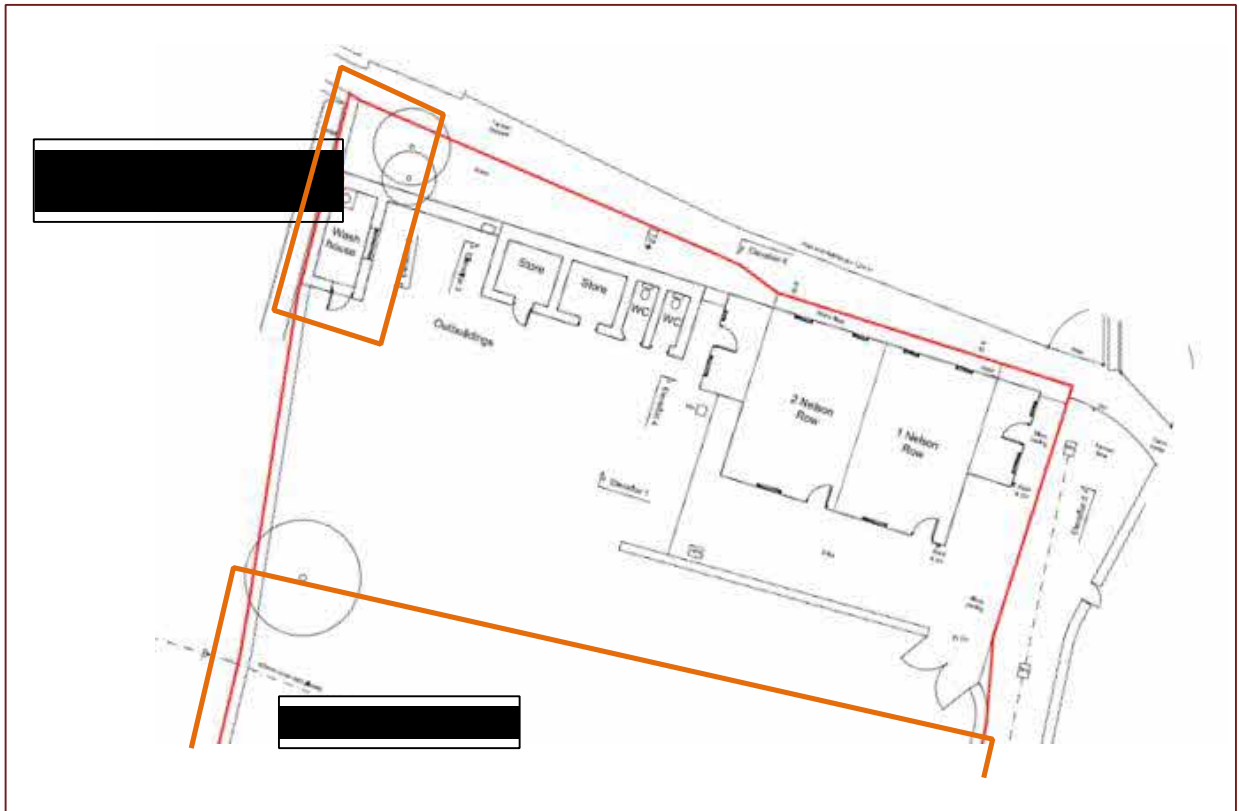


Figure 10 – Existing buildings

Outbuildings

Single storey stone with tilestone roof. Walls well pointed with limited numbers of crevices present internally.

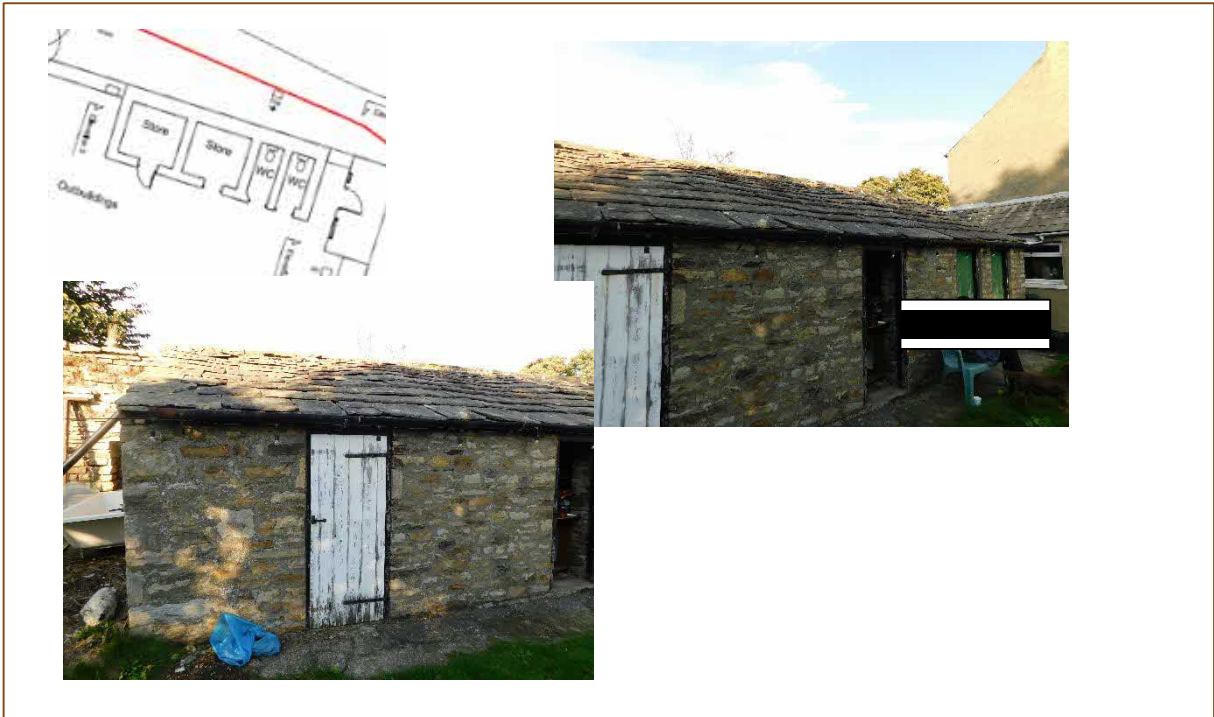


Figure 11 – Outhouses

Pair Of Semi-detached Houses

Externally the building is well rendered, apart from the portion at ground level removed to expose the stonework. Two chimney stacks remain on the western (No 2) within a slate roof, the slates are deteriorating with slipped and broken slates rendering the roof no longer watertight.

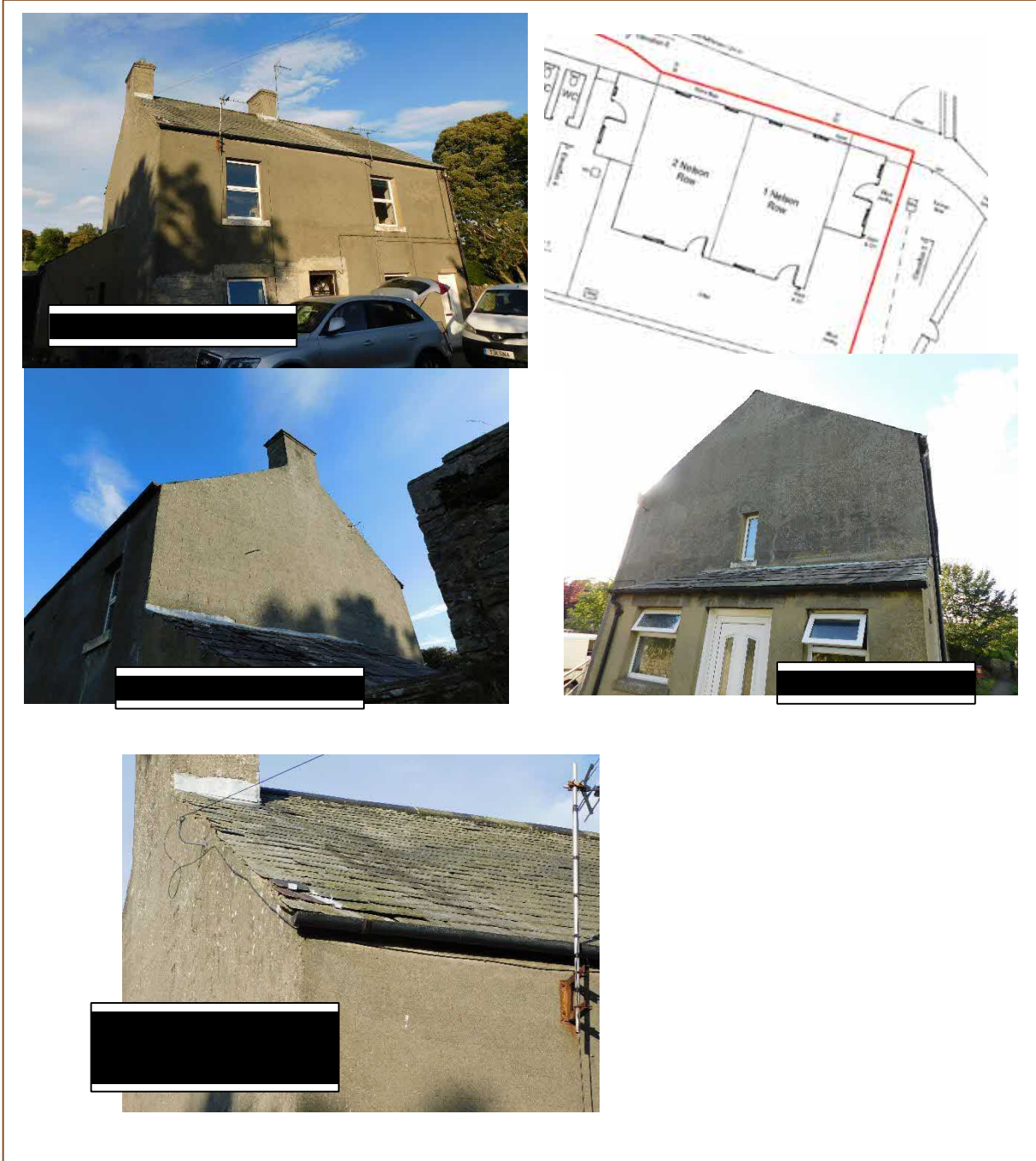


Figure 12 – Nelson Row 1 & 2 external

Roof

Two separate roof voids, both roof voids have mineral wool insulation present, no underfelt or membrane is present, light ingress was noted vis broken tiles.

No bat droppings, or feeding evidence present within the roof space, wall tops are 'stuffed' with newspaper.



Figure 13 – Roof space

5.2.2 Bat Activity Surveys

Bat activity surveys were considered necessary, a single bat activity survey has been conducted during the 2021 activity season. Two surveyors were present.

A bat activity emergence survey – May 16th 2021 by Tricia Snaith and Louise Snaith.

A bat activity re-entry survey – June 9th 2021 by Tricia Snaith and Louise Snaith.

The activity survey was conducted prior to the internal roof inspection.

	Dusk 2021	Dusk 2022	Dawn 2022
Date	14 Sept	16 May	09 June
Start time	19:10		02:30
Finish time	21:30		04:45
Sunrise/Sunset	19:27	21:09	04:28
Dusk/Dawn Civil twilight	20:04	21:54	03:36
Temp at start of survey	14	16	11
Temp at end of survey	12	15	10
Wind speed	neg	low	low
Precipitation	nil	Some drizzle	
Notes			



Figure 14 – Bat surveyor positions

Summary

September 2021

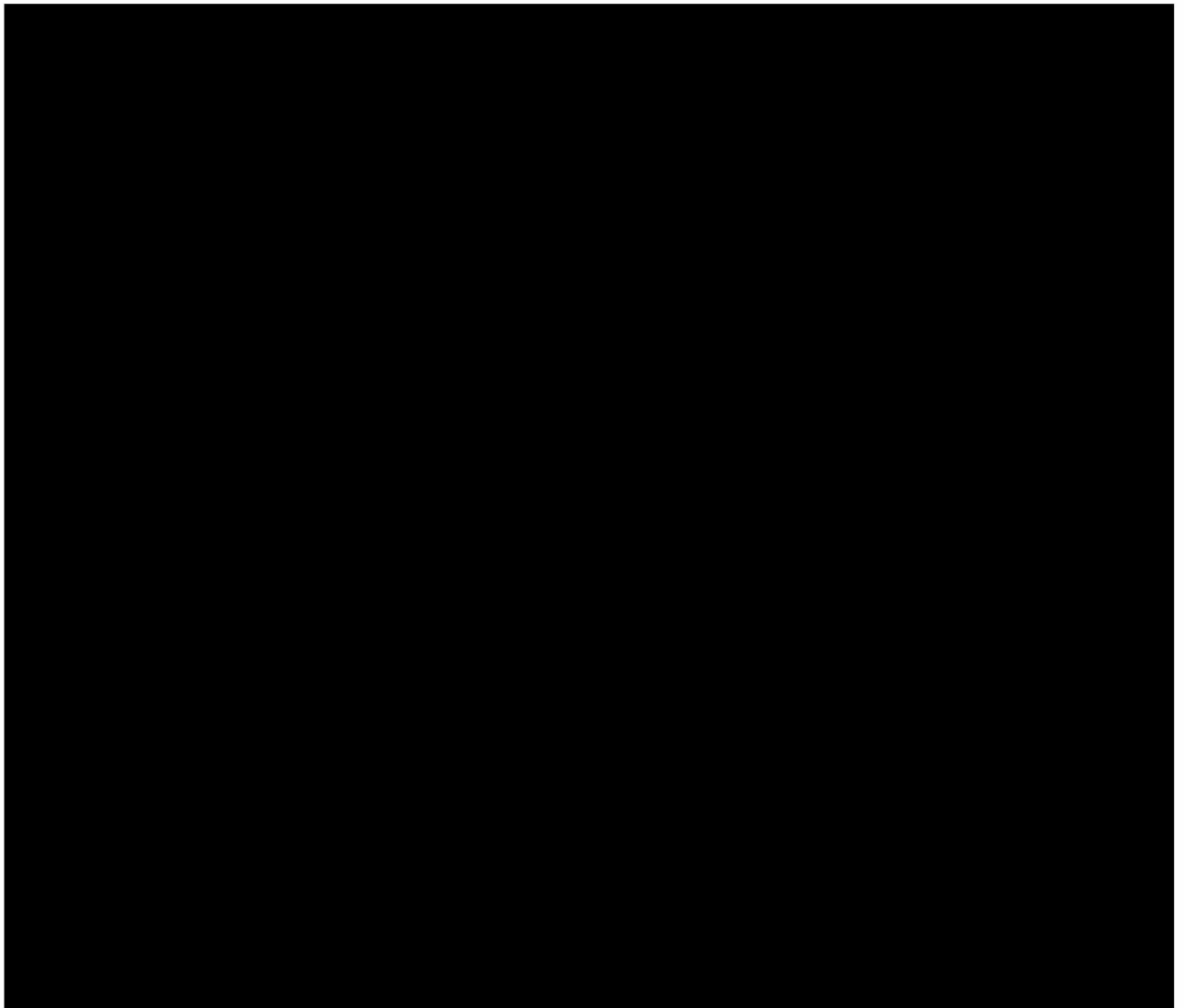
Recorder	No of species	No of triggers	No of records
Jane	4	21	23
Nancy	3	27	38

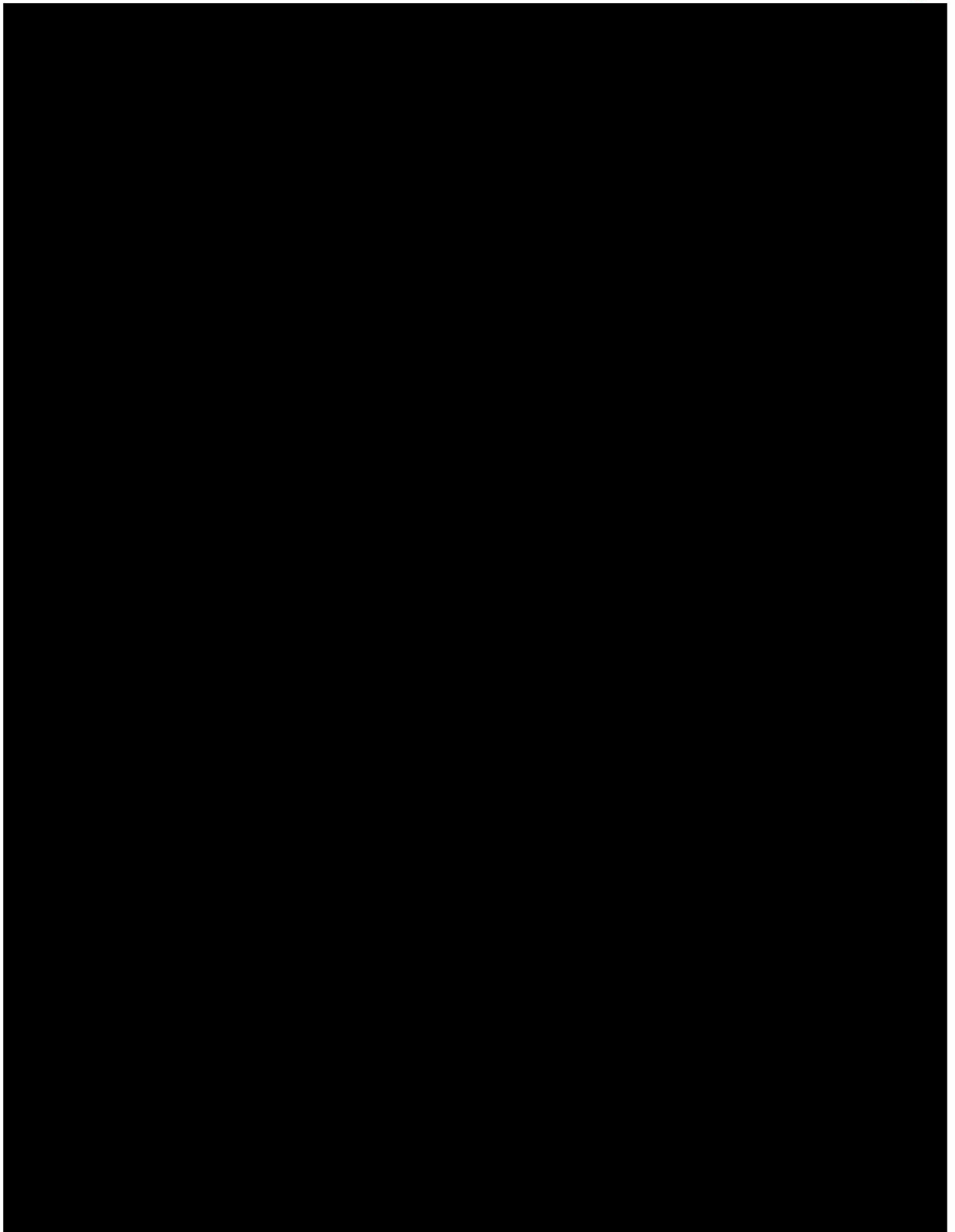
May 2022

Recorder	No of species	No of triggers	No of records
Jane	4	32	38
Nancy	3	8	9

June 2022

Recorder	No of species	No of triggers	No of records
Jane	3	28	31
Nancy	3	45	61





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

The study area was also searched for potential for use by any protected species.

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

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.

Statutory or Important Sites

The site is situated within 2km of the North Pennines AONB, no increase in dwelling numbers is proposed.

No impact is expected on any Statutory or Priority sites.

Important habitats

No important habitats were identified on site.

Important Species

Bats

Using the tables presented in the appendix, the site has medium to high potential to support foraging and commuting bats, with building having medium bat roost potential.

Roosting bats have been identified on site, the presence of the known roost within the property to the east, it is considered that the roost is a small, Common pipistrelle, day roost, associated with the adjacent roost.

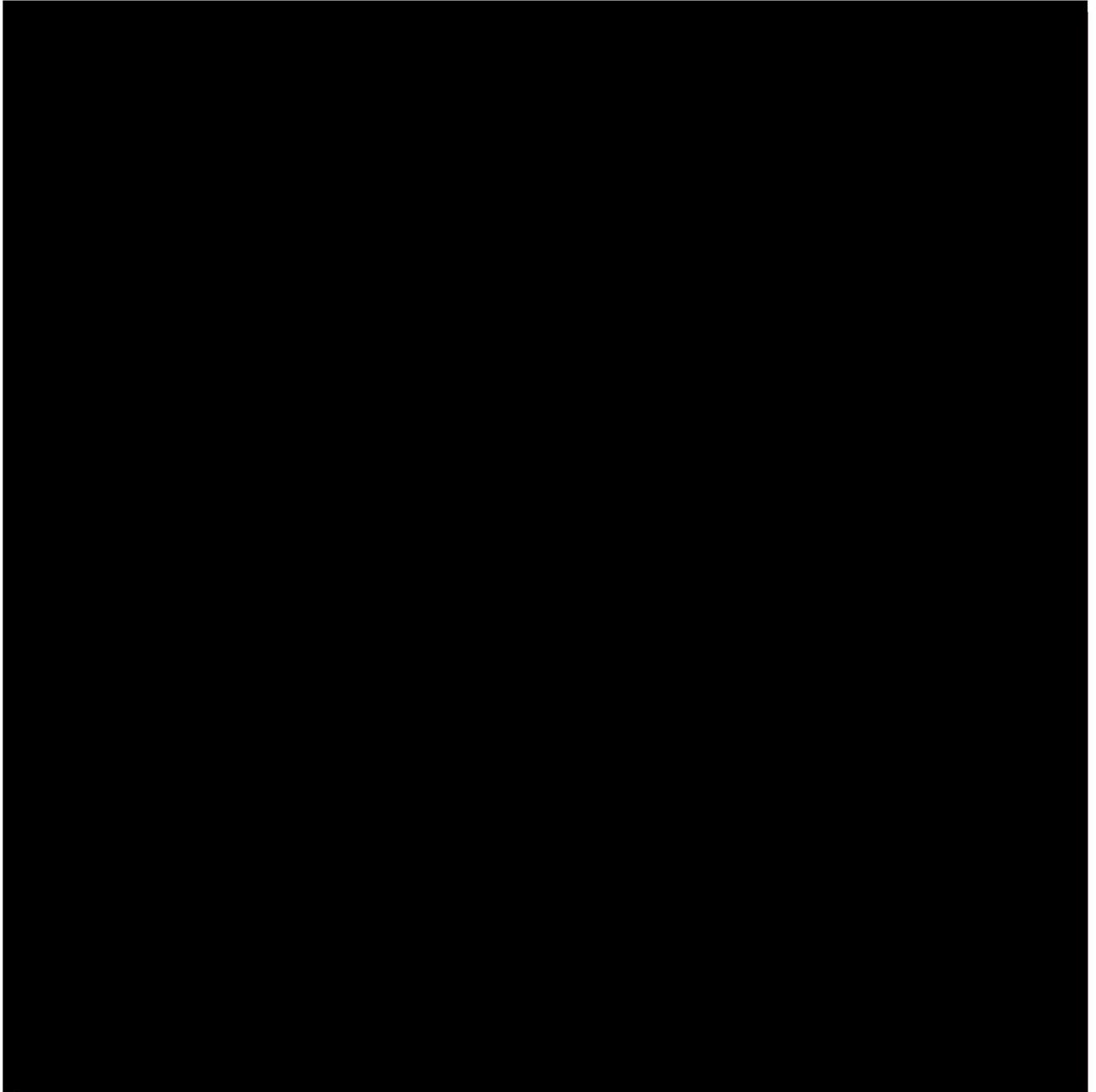
A NE EPS mitigation license will be required to complete the proposals.

Additional Species

The proposals are unlikely to impact upon any other important species.

6 Ecological Constraints & Opportunities

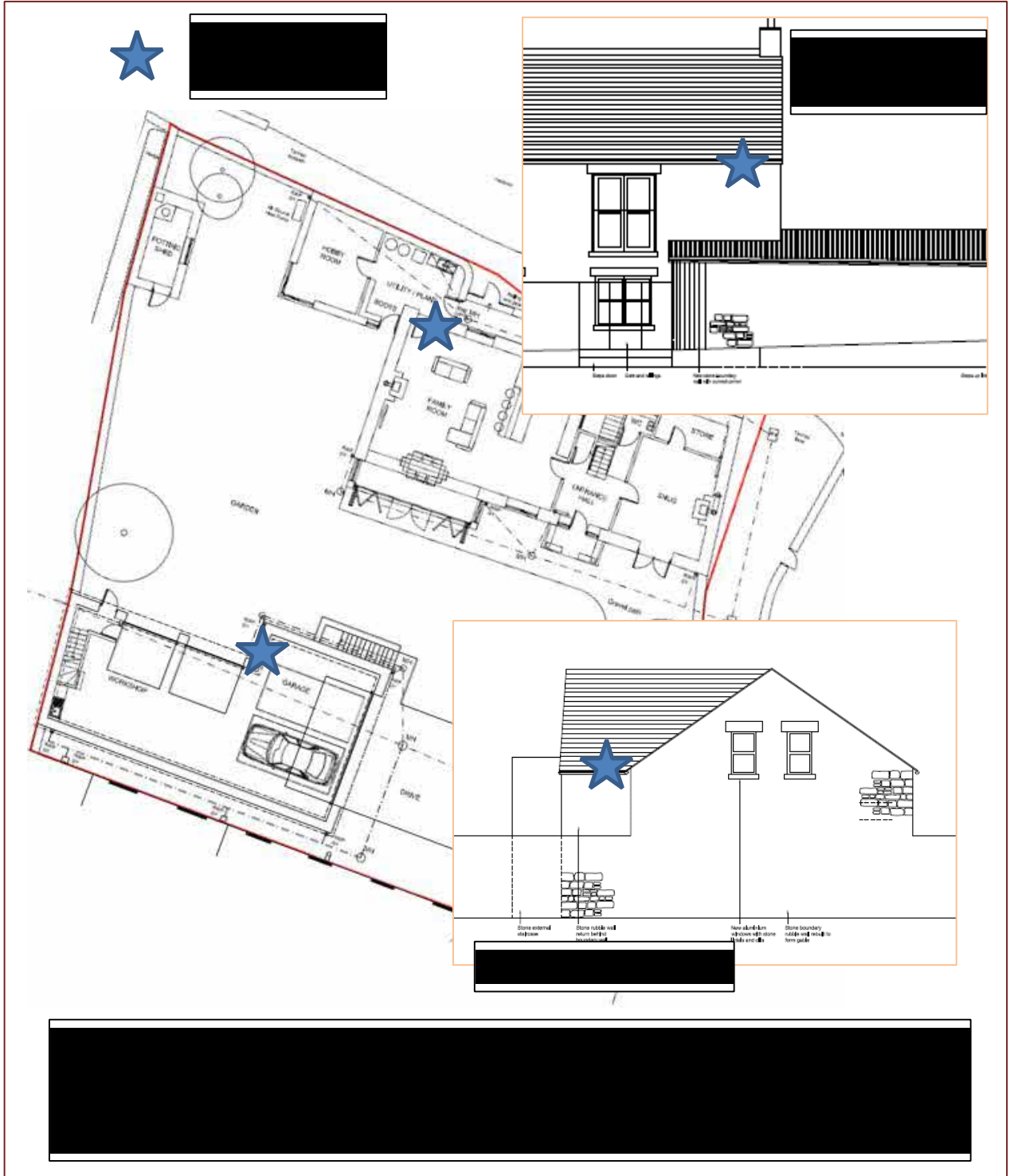
Ecological constraints – Small numbers (max 5) Common pipistrelle are using the western gable of the building, as day roosts. A Natural England mitigation licence will be necessary to demolish the building.



Ecological Opportunities


It is proposed to build a new garage and workshop building on the south of the site, prior to demolishing the pair of houses.

In built bat boxes are advised in both the garage and the proposed new dwelling.



7. Conclusion & Recommendations

Conclusion

- 7.1 Desktop surveys identified the site is within 2km of the North Pennines AONB, an important Statutory site.
- 7.2 The surrounding area supports important grassland habitats and upland heathland, with none present on site.
- 7.3 
- 7.4 Field surveys were conducted during 2021:
- a. A habitat assessment – 0.1ha of domestic grassland, areas of hard standing and levelled areas of bare earth to store vehicles associated with the building trade.
 - b. Building assessment in September 2021 – the survey building has potential roost features situated in an area with high bat foraging potential.
 - c. Bat activity survey in September 2021 4/5 Common pipistrelle bats seen emerging from the buildings, bats observed on site, were primarily commuting east to west from the known roost.
 - d. Bat activity surveys in 2022, May 16th emergence a single common pipistrelle observed resting under the lead flashing on the western chimney, 2 common pipistrelle observed re-entering the south west gable, June 9th
 - e. Additional species – None identified on site.
- 7.5 No invasive species were identified on site.
- 7.6 The size and nature of the proposed development without mitigation, would cause disturbance to a potential small satellite maternity roost at a local wildlife level.

Recommendations

7.7 Further survey requirements:

- a. A Natural England mitigation licence will be required to complete the proposals.
- b. The enclosed Method Statement should be followed during the development.

7.8 The proposals have the potential to include suitable wildlife enhancements:

- a. Bats - It is proposed to construct the garage/workshop prior to demolishing Nelson Row providing inbuilt bat roost features within the eastern elevation.
- b. Bats - Like for like inbuilt bat roost features to be created in the northern wall of the proposed new dwelling.
- c. Bats – additional potential roost features to be included within the proposals.

7.9 Any building demolition, tree or hedge removals considered necessary during the breeding bird season March 1st to August 31st 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 July 2020).

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 2019

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 submitted⁶⁹ 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

Commuting & Foraging Habitats	
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	A structure with one or more potential roost sites that could be used by individual bats opportunistically. 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). 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
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

	Minimal	Low	Medium	High
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)

The following features have been found in the search area:

Site	Nelson Row, Middleton-in-Teesdale	
Post Code	DL12 0SR	
Grid reference	NY 94919 25466	
Counties, Metropolitan Districts and Unitary Authorities (GB)	County Durham	
Parishes (GB)	Middleton in Teesdale CP	
National Character Area	North Pennines	
Planning Authority	Durham	

Site Check Report generated on October 27th 2021

Designations

Land-Based Designations

Statutory

Areas of Outstanding Natural Beauty	1 Features found – North Pennines
Local Nature Reserves	No Features found
Moorland Line	No Features found
National Nature Reserves	No Features found
National Parks	No Features found
Ramsar Sites	No Features found
Proposed Ramsar Sites	No Features found
Sites of Special Scientific Interest	5 Features found – Middle Crossthwaite, Middleton Quarry, Middle Side & Stonygill Meadows, Upper Teesdale, Teesdale Allotments
Special Areas of Conservation	2 Features found – North Pennine Dales Meadows & Moor House- Upper Teesdale
Possible Special Areas of Conservation	No Features found
Special Protection Areas	1 Features found - North Pennine Moors
Possible Special Protection Areas	No Features found
Biosphere Reserves	No Features found

National Habitat Network All Habitats Combined (England)
Used to identify the priority habitats within the 2km search zone.



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
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
None	0	0

Great Crested Newt Pond Surveys 2017-2019		
Number of ponds surveyed	GCN Present	
	yes	No
None	-	-

Other relevant Searches

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

10.2 Local Data Search

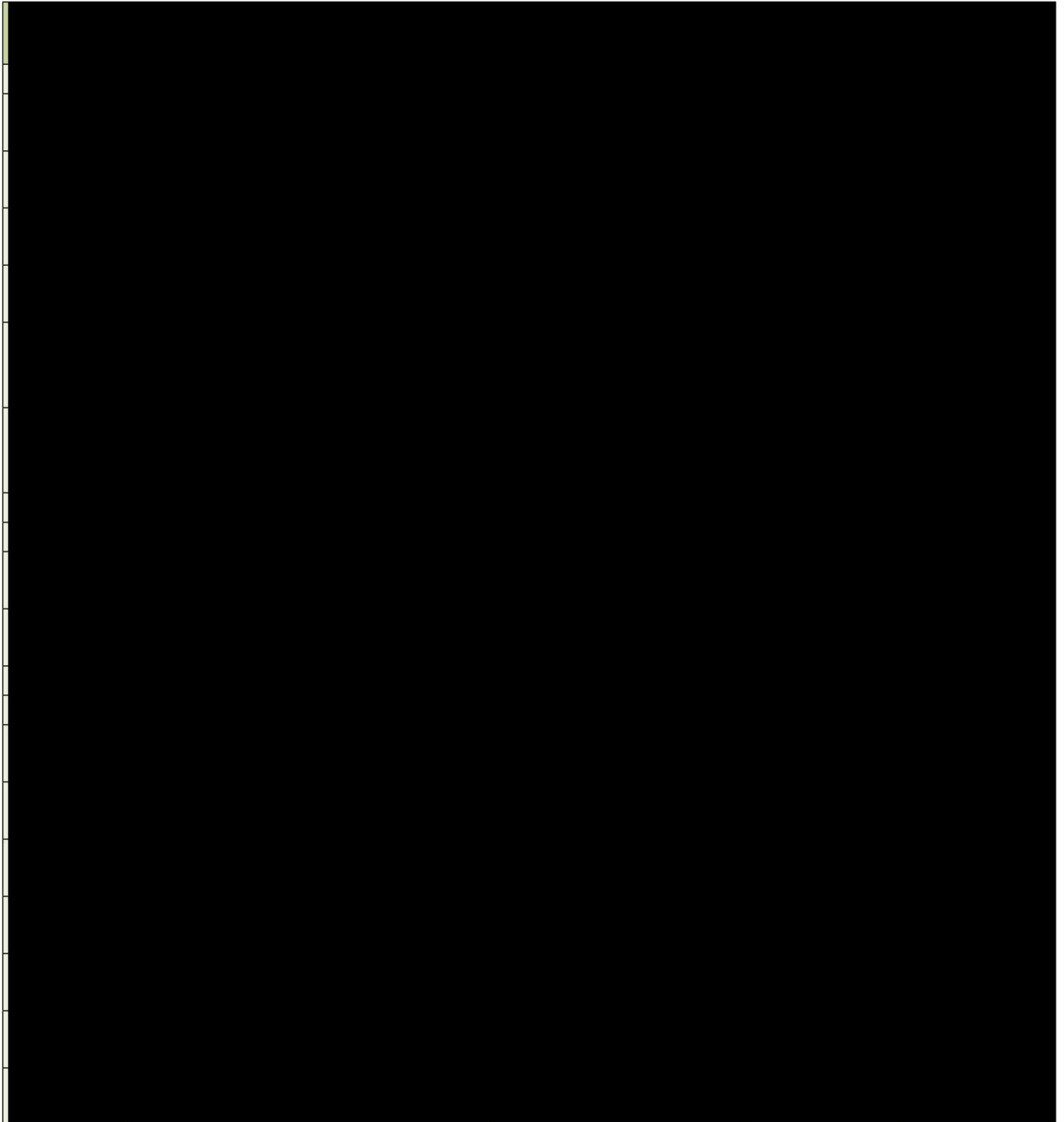
10.2.1 Local Records Centre

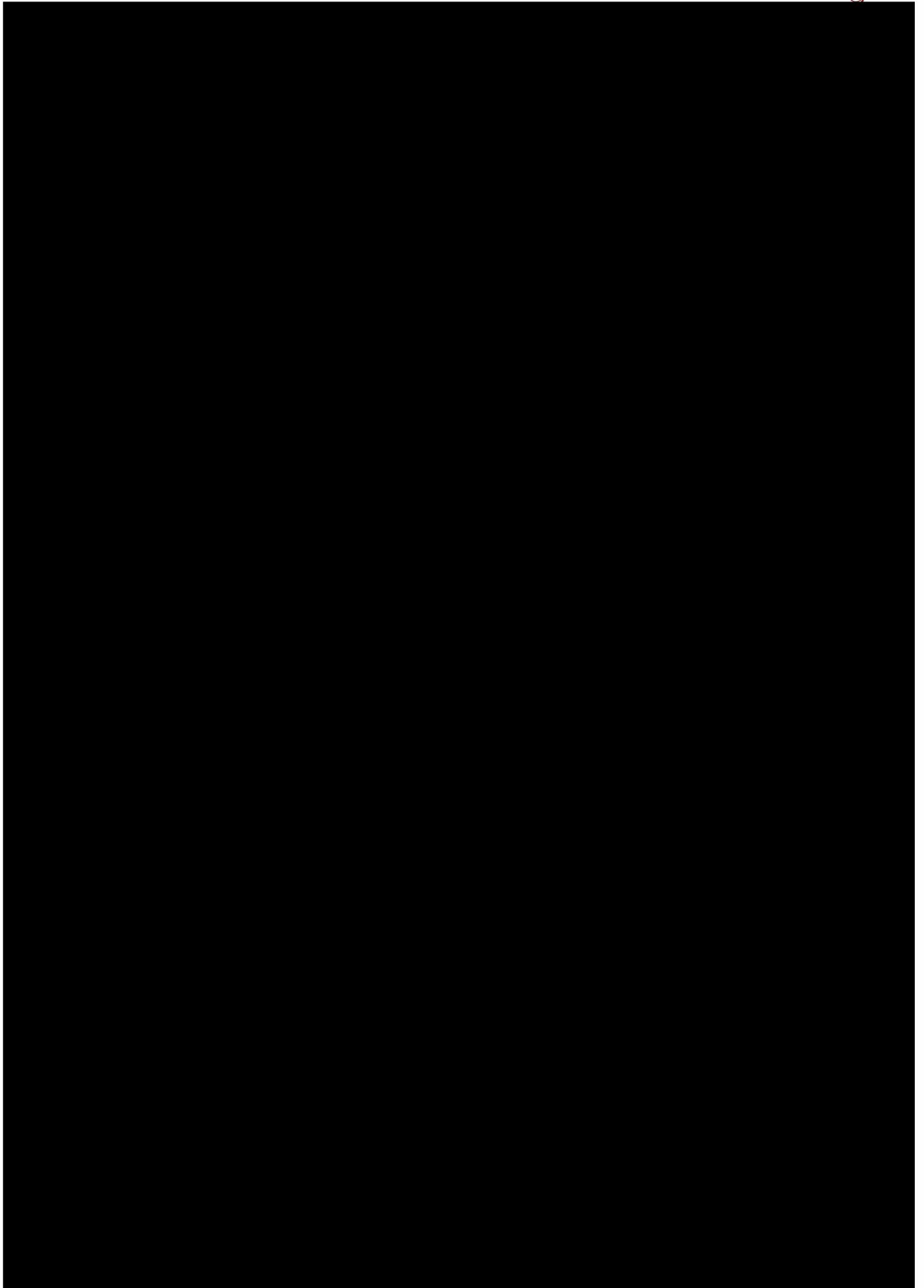
Due to the size and nature of the site - local record centre data was not considered necessary.

10.2.2 Local Wildlife Group

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

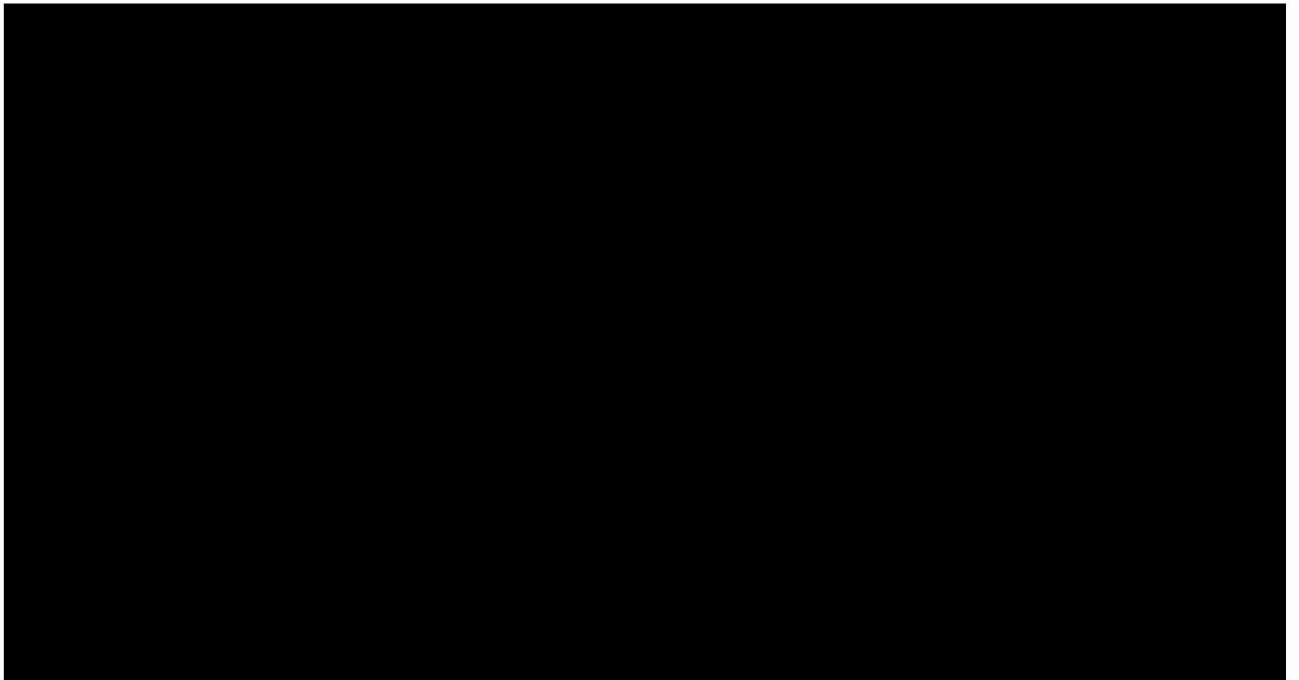
Bat Records From The Area Around Nelson Row, Middleton-in-Teesdale

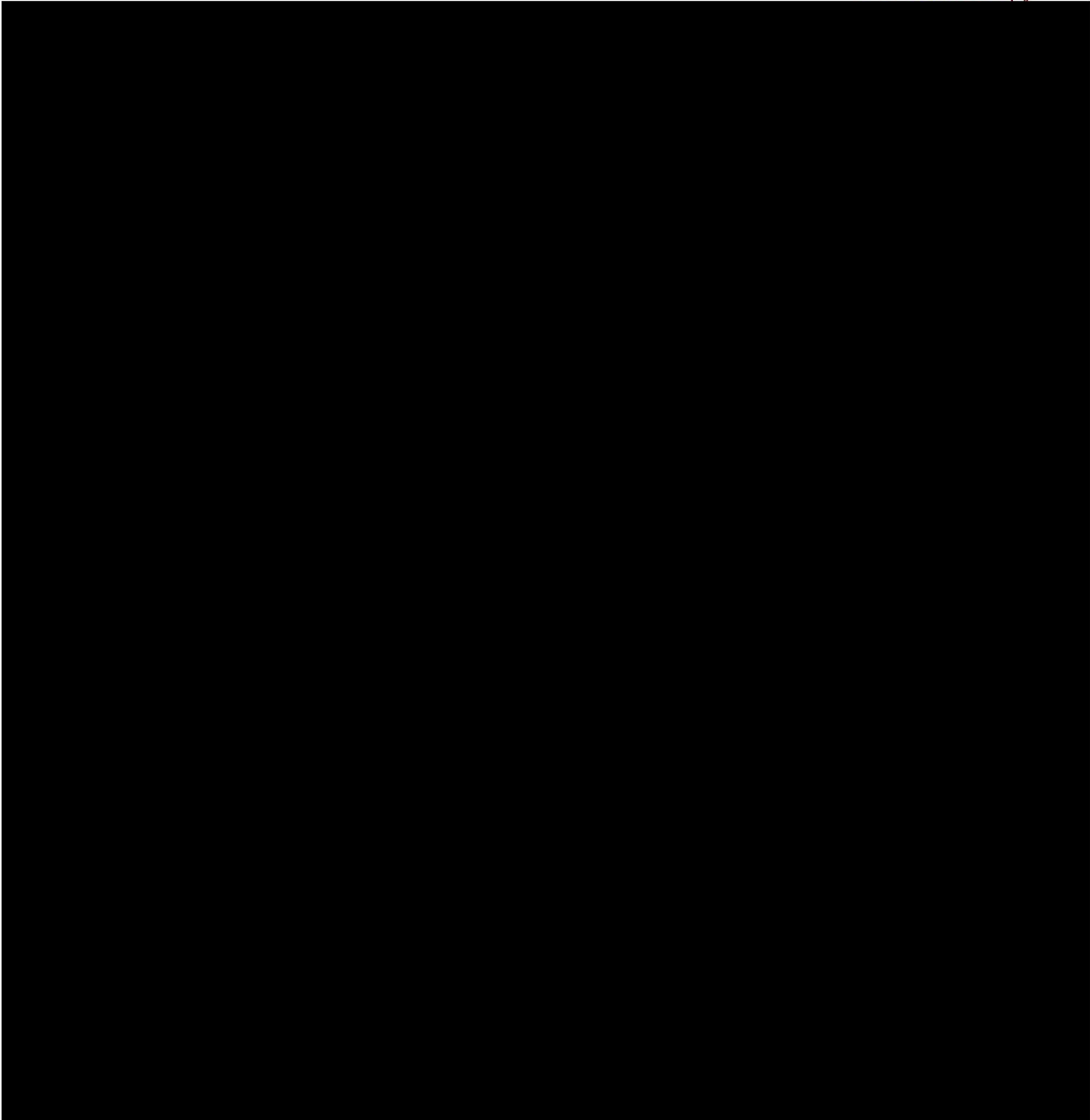






Field Studies records





10.3 Bat Survey Raw Data

Surveys completed in the 2021 & 2022 bat activity season.

10.3.1 Weather Data

	Dusk 2021	Dusk 2022	Dawn 2022
Date	14 Sept	16 May	09 June
Start time	19:10		02:30
Finish time	21:30		04:45
Sunrise/Sunset	19:27	21:09	04:28
Dusk/Dawn Civil twilight	20:04	21:54	03:36
Temp at start of survey	14	16	11
Temp at end of survey	12	15	10
Wind speed	neg	low	low
Precipitation	nil	Some drizzle	
Notes			

10.3.2 Anabat Data Recordings

1st – Dusk survey – September 14th 2021

Two surveyors present - Two Anabats were deployed.

Summary

Recorder	No of species	No of triggers	No of records
Jane	4	21	23
Nancy	3	27	38

Time	A - Jane		B - Nancy	
	Label	Number	Label	Number
07:38			P55	1
07:40			P55	2
07:42			P55	2
07:43	P45	1	P55	3
07:44	P45	1	P55	2
07:45	P45	1	P45	3
07:45	P55	1	P55	2
07:46			P45	1
07:46			P55	1
07:47	P55	1	P55	3
07:48	P45	1		
07:48	P55	2		
07:49			P45	2
07:49			P55	1
07:50			P45	1

Time	A - Jane		B - Nancy	
	Label	Number	Label	Number
07:50	P45	2	P55	1
07:51	P55	1	P55	1
07:52	P55	1	P45	1
07:53	P45	1		
07:56			P45	1
07:59	P55	1	P55	1
08:00	P45	1	P45	1
08:09	P55	1		
08:13			Myotis	1
08:14			P45	1
08:26	P45	1	P45	1
08:39			Myotis	1
08:40	Myotis	1		
08:48	Pip_soc	1		
08:53	Noct	1		
08:55			P45	1
09:00	Noct	1		
09:01	Noct	1		
09:03	Noct	1		
09:05			P45 + soc	1
09:07			P45 + soc	1
09:10			P45	1

2nd – Dusk survey – May 16th 2022

Two surveyors present - Two Anabats were deployed.

Summary

Recorder	No of species	No of triggers	No of records
Jane	4	32	38
Nancy	3	8	9

NB battery flat On SD2, not noticed by surveyor (recording on EchoMeter) compared with second surveyor recording.

Time	A - Jane		B - Nancy	
	Label	Number	Label	Number
21:12			P55	1
21:13			P55	1
21:15			P55	1
21:16			P55	1
21:16	P45	1		
21:16	P55	1		
21:17			P55	2
21:18			P55	1
21:18	P45	1		
21:19			P55	1
21:20			P55	1
21:22	P55	1		
21:23	P45	1		NB
21:24	Noct	2		
21:25	P55	1		
21:26	P45	1		
21:28	P45	1		
21:31	P45	1		
21:31	P55	1		
21:36	P45	1		
21:40	P45	1		
21:41	P45	2		
21:41	P55	2		
21:42	P45	2		
21:45	P55	1		
21:49	P55	1		
21:51	P55	1		
21:57	P55	2		
21:59	P45	1		
21:59	P55	1		
22:01	Bat	2		
22:03	P45	1		

	A - Jane		B - Nancy	
Time	Label	Number	Label	Number
22:15	P45	1		
22:15	P55	1		
22:16	P45	1		
22:18	P55	1		
22:28	P45	1		
22:32	P55	1		
22:33	P45	1		
22:35	P55	1		

3rd – Dawn survey – June 9th 2022

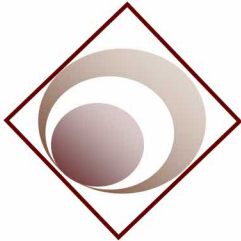
Two surveyors present - Two Anabats were deployed.

Summary

Recorder	No of species	No of triggers	No of records
Jane	3	28	31
Nancy	3	45	61

	A - Jane		B - Nancy	
Time	Label	Number	Label	Number
03:13			P45	1
03:14			P55	1
03:16	P45	1		
03:19	P55	1		
03:22			P45	1
03:23			P55	1
03:24	P55	1		
03:26			P45	2
03:26			P55	1
03:27	P45	1		
03:28			P45	2
03:28			P55	2
03:30	P45	1		
03:31			P45	2
03:31			P55	2
03:32			P45	1
03:33			P55	1
03:34	P45	2	P45	4
03:35	P45	1		
03:35	P55	1	P55	1
03:36			Myotis	1
03:36			P45	1

Time	A - Jane		B - Nancy	
	Label	Number	Label	Number
03:37			Myotis	2
03:37			P55	1
03:40	Myotis	1		
03:40	P45	1	P45	1
03:40			P55	1
03:41	P45	1		
03:42	P55	1		
03:43			P45	1
03:44			P45	1
03:45	P45	1		
03:46			P45	1
03:47	P55	1	P55	1
03:49	P45	1	P45	2
03:50			P45	1
03:52	P55	1		
03:52			P45	1
03:53			P55	1
03:54			P45	1
03:55	P45	1		
03:56	P45	1		
03:56			P45	1
03:57			P45	2
03:58			P45	2
04:01	P45	1		
04:01	P55	2		
04:03			P45	2
04:04			P45	1
04:04			P55	1
04:05	P55	1		
04:07			P45	1
04:08	P55	1		
04:08	P45	1	P45	1
04:09	P45	1	P45	1
04:10	P45	2		
04:10			P45	2
04:10			P55	1
04:11			P55	2
04:12			P55	1
04:13	P55	1		
04:13	social	1		
04:13			P45	1
04:13			P55	2
04:15	P55	1		
04:18			P45	1



AllAboutEcology

Ecological Consultant

The Old School
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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:

Nelson Row, Middleton-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.

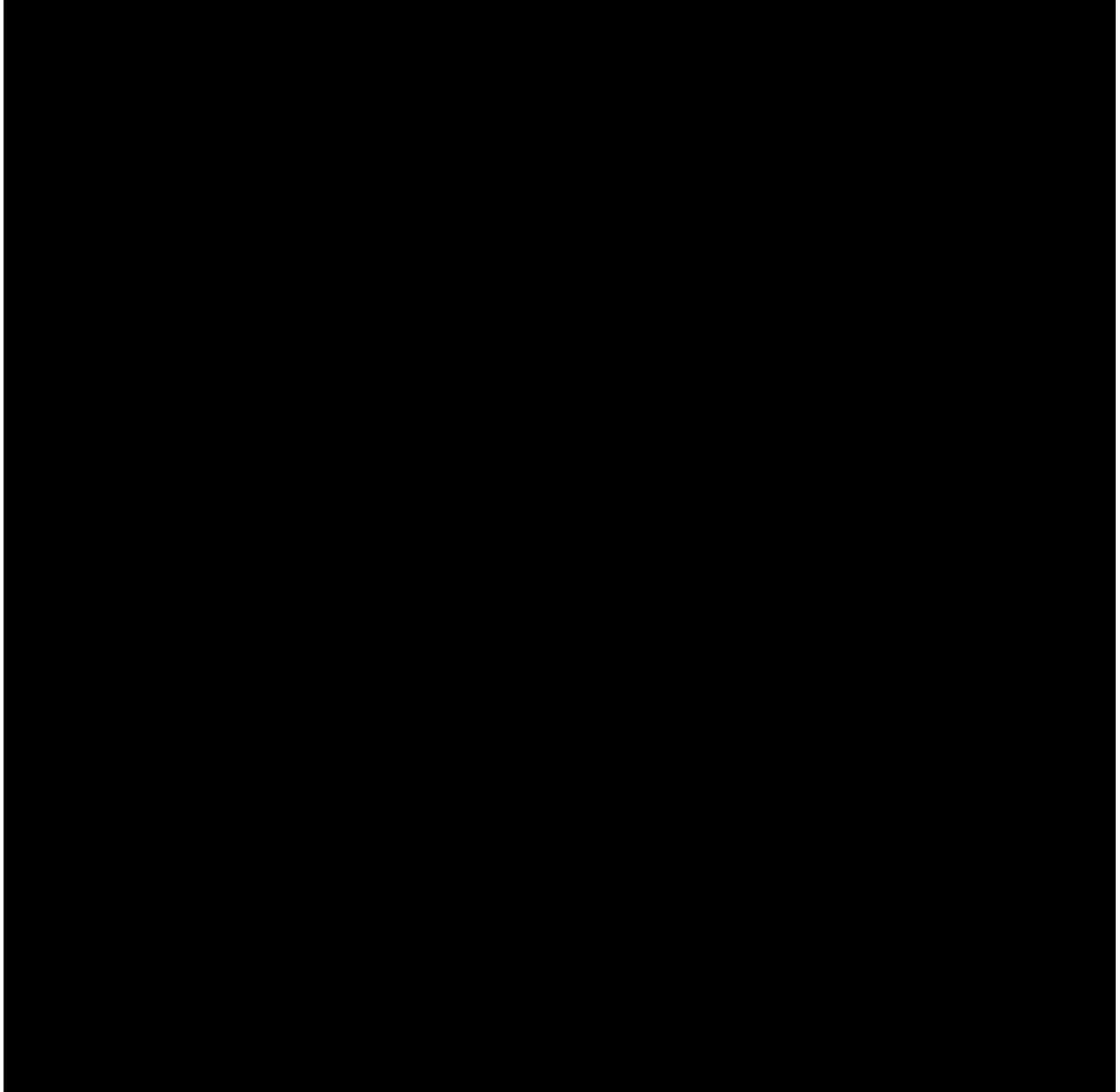
Timing

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.

Although no nesting birds were observed during the survey if the works commence during the bird nesting season (1st March to 31st August) the buildings should be checked for active bird's nests prior to demolition.

Summary Of Bat Survey Findings

A small day roost for 4/5 Common pipistrelle bats was identified during an activity survey in September 2021. Additional surveys in 2022 identified continued use of the site by 2/3 Common pipistrelle using a site on the south-west gable.



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.**

Prior To Any Work Commencing

A Natural England Mitigation License will be necessary. 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

During any stonework/repainting/rebuilding the potential for bat presence should be considered. Any gaps or crevices should be investigated, if any doubt is present the gap should be left, potential exit points should be left in larger cracks and crevices.

Any roofing material to be removed to be lifted vertically investigating any exposed cavities.

Guidance

Within any 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.

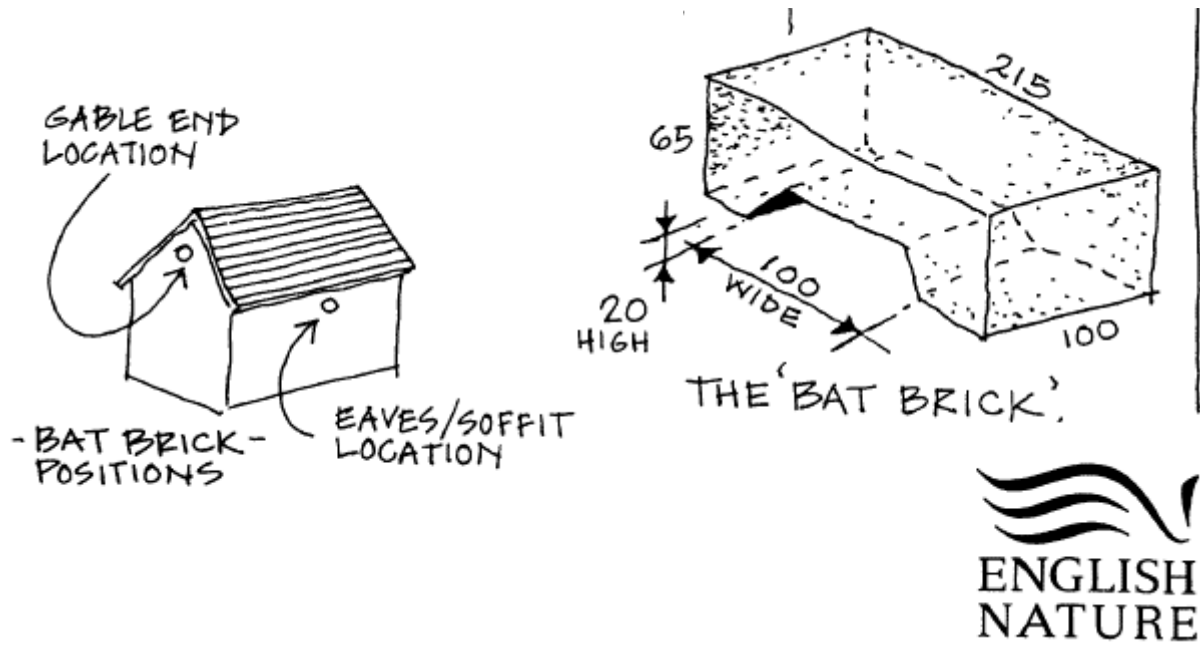
Any timber treatment should follow guidelines TIN212 published by Natural England. Permethrin and cypermethrin compounds are the most 'bat friendly' wood treatments currently available.

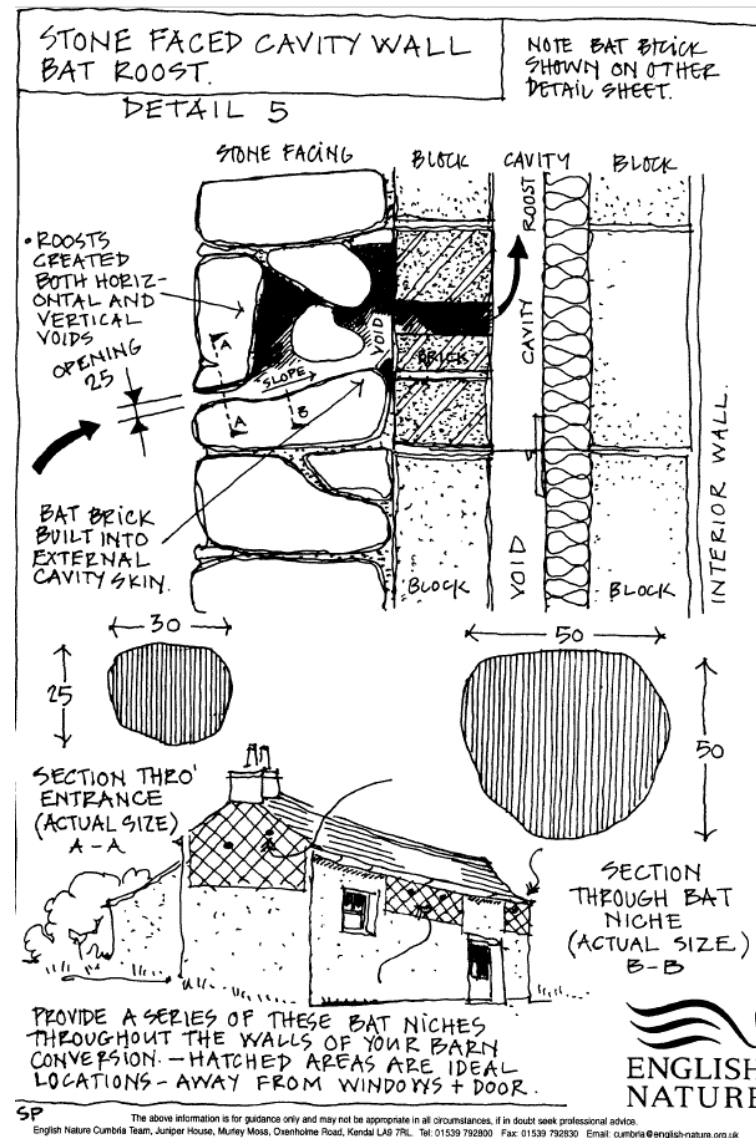
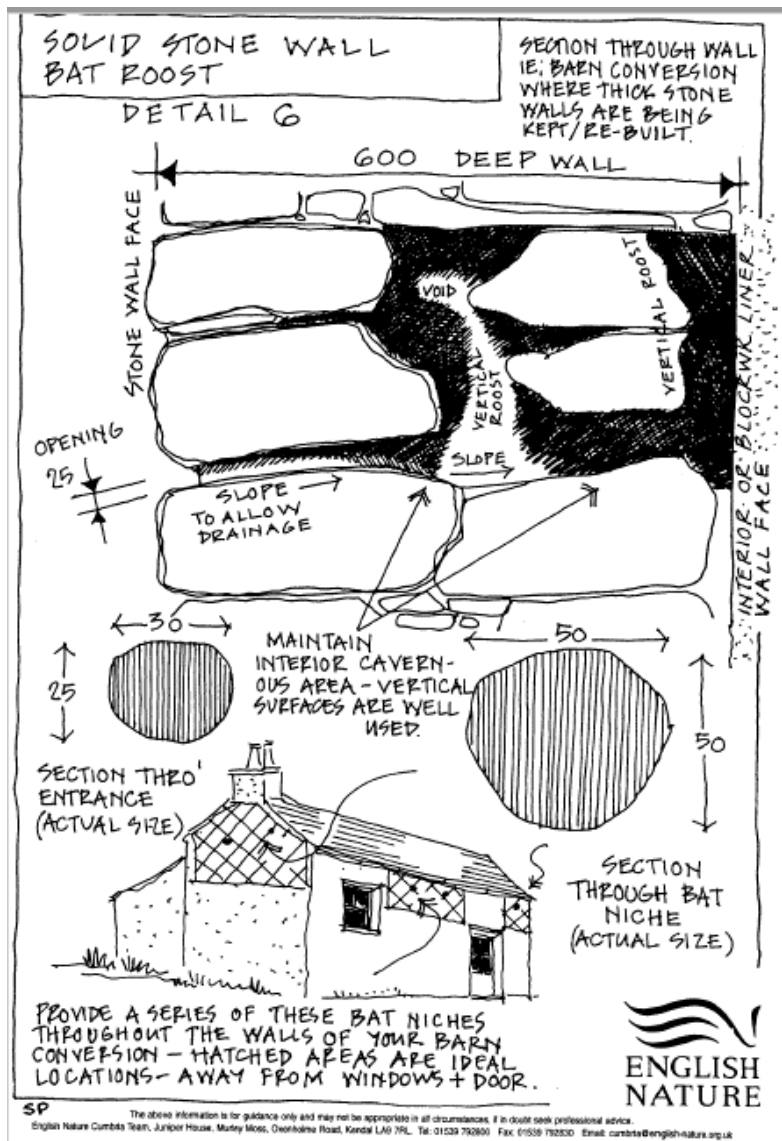
Summary Of Protected Species Survey Findings

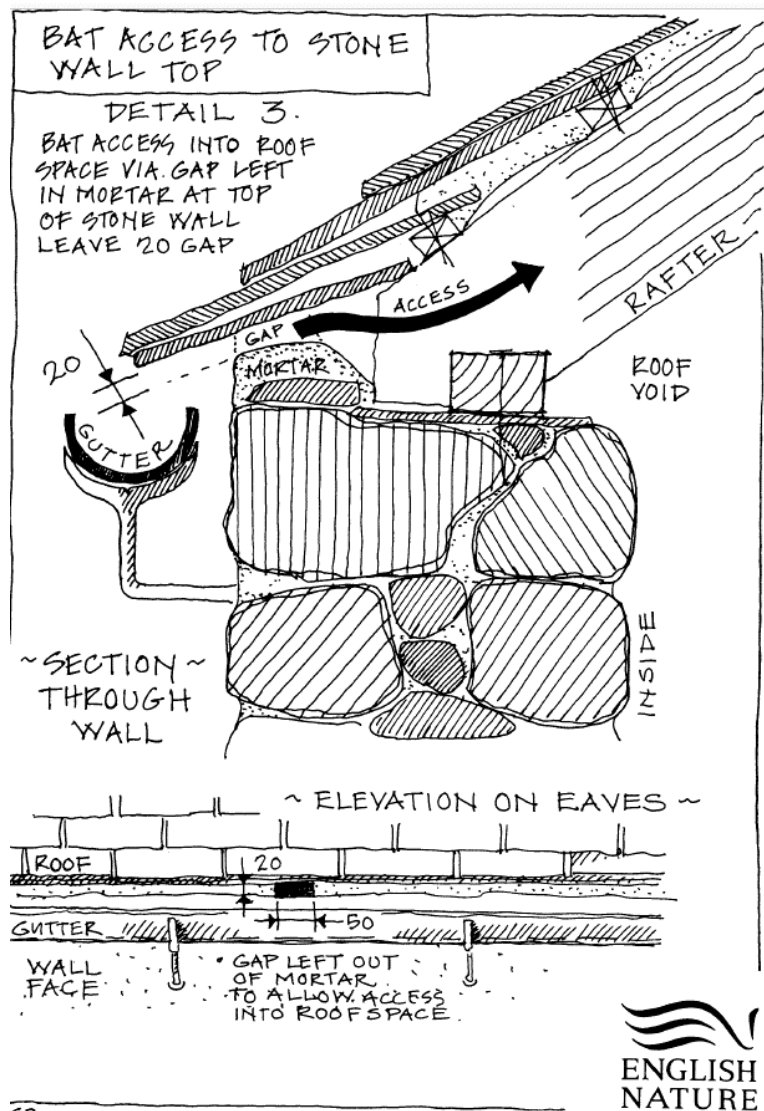
Any bat or protected species found during operations will have the area re-covered or protected and work to cease in that area. AllAboutEcology to be informed (01388710481) immediately, to contact Tricia Snaith the project Ecologist for assistance.

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

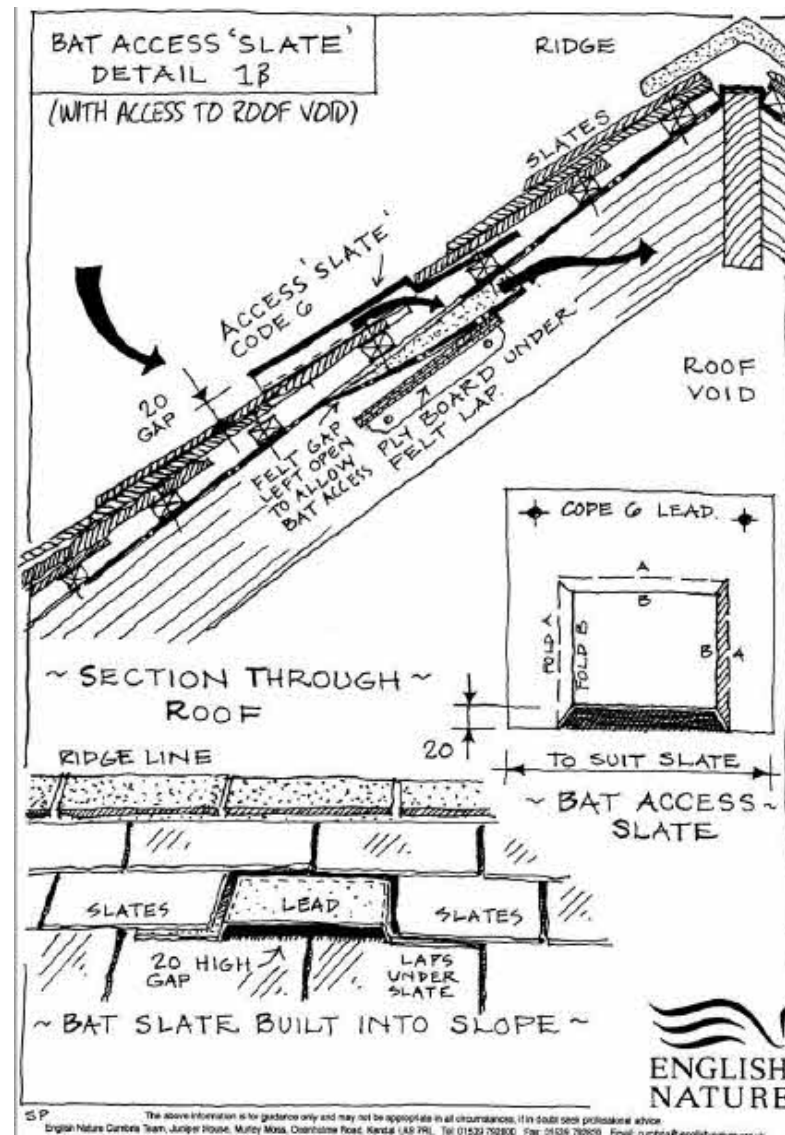
Bat Bricks







SP The above information is for guidance only and may not be appropriate in all circumstances. If in doubt seek professional advice.
English Nature Cumbria Team, Juniper House, Mulley Moss, Clonburn Road, Kendal LA9 7PL. Tel: 01524 762800. Fax: 01524 762850. Email: cumbria@english-nature.org.uk



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