



BAT SURVEY REPORT

At

Clapham Holme Farm
Hull Road
Great Hatfield
East Yorkshire
HU11 4UX

For

Mr & Mrs Clapham

Date: 15th September 2021.

Reference no: CE1054 & CE01081

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Document Control Sheet

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Project: Clapham Holme Farm, Hull Road, Great Hatfield

Title: Bat Survey Report

REPORT CONTROL SHEET

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EXECUTIVE SUMMARY.

Curtis Ecology was instructed by Seatswood Architects Ltd on behalf of the clients, Mr & Mrs Clapham, to undertake a Preliminary Roost Assessment and Nocturnal Surveys on a range of buildings located within the curtilage of Clapham Holme Farm, Hull Road, Great Hatfield, East Riding of Yorkshire HU11 4UX. The surveys are required to inform a planning application, reference no 21/001126/PLF, which has been lodged with the local planning authority, in this case the East Riding of Yorkshire Council for the Change of use of the study buildings from storage barns to a dwelling with associated works. Both electronic and verbal briefings were given along with a copy of the proposed Site & Block Plan provided.

Following the Preliminary Roost Assessment undertaken on the 2nd August 2021 the study buildings were assessed as follows;

Building 1 – Low potential
Building 2 – Moderate potential
Building 3 - Negligible 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 15th & 31st August 2021 no bats were observed either emerging from, or re-entering any 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.

1.0 INTRODUCTION.

Curtis Ecology was instructed by Seatswood Architects Ltd on behalf of the clients, Mr & Mrs Clapham, to undertake a Preliminary Roost Assessment and Nocturnal Surveys on a range of buildings located within the curtilage of Clapham Holme Farm, Hull Road, Great Hatfield, East Riding of Yorkshire HU11 4UX. The surveys are required to inform a planning application, reference no 21/001126/PLF, which has been lodged with the local planning authority, in this case the East Riding of Yorkshire Council for the Change of use of the study buildings from storage barns to a dwelling with associated works.

1.1 Site Description

Clapham Holme Farm is found in an isolated rural location, approximately 0.3km south of Great Hatfield village, with the study buildings being centred on at Grid reference TA1838 4260. The application site is accessed from Hull Road via a gravel drive way leading to the mixture of buildings comprised of existing holiday cottage lets, the study buildings, function barns, the dwelling and gardens..

The wider landscape habitat is dominated by intensive arable agriculture with a small amount of grassland, watercourses, water bodies, copses, individual trees and managed hedgerows.

Figure 1 Arial view with study site illustrated within the wider landscape (not to scale)



©Google Earth

1.2 Proposed Works

It is understood that the development proposal is for the Change of use of the study buildings from storage barns to a dwelling with associated works.

1.3 Survey Objectives.

The aims of the combined 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.
- Produce a report detailing the findings from the desktop study, preliminary roost assessment and nocturnal surveys, detailing findings, the likely approach to mitigation and any recommendations for the proposed works.

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 TA1838 4260.

2.2. Building Assessment for Bats.

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.
- 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
- 3.7 metre 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: -

- Bat Duet Frequency Division Bat Detector
- Edirol R-09HR Wave/MP3 recorder
- Echo Meter Touch Pro 2 Full Spectrum Bat Detector
- Thermohygrometer
- Petsl Tikka Plus 2 head torches

2.4. Weather Conditions.

Table 1-Weather conditions at the time of the daytime building assessment

Survey date	2 nd August 2021
Wind speed	5 mph west
Cloud cover	70%
Rainfall	None
Temperature	22°C
Humidity	74%

Table 2. Weather conditions at the time of the nocturnal surveys

Survey date	15 th August 2021	31 st August 2021
Sunset / sunrise times	20:31hrs	06:08hrs
Survey time	20:10 – 22:10hrs	04:20 – 06:25hrs
Wind speed	5 mph north west	Calm
Cloud cover	100%	100%
Rainfall	None	None
Temperature	16°C	14°C
Humidity	84%	75%

2.6 Survey Personnel.

2.6.1 Preliminary Roost Assessment

The buildings assessment was undertaken in suitable weather conditions and at an appropriate time of year on the 2nd August 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

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

Elisabeth Bell FdBm who has over 4 years survey experience and holds the following Natural England Licence:-

Bats-WML-A34- Level 2 (Class Licence), survey Licence 2021-53846-CLS-CLS

3.0 SURVEY RESULTS

3.1 Desk Top Study

3.1.1 Figure 2. Pre-existing Site Designations



Our Ref: E05774
Your Ref: CE1054
On behalf of: Curtis Ecology
Date: 16/07/2021
Search area: 2km from TA183426

NEYEDC Site Data Search

Internationally Designated Sites

The following internationally designated site boundaries were searched:

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

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

Nationally Designated Sites

The following nationally designated site boundaries were searched:

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

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

Locally Designated Sites

The following locally designated site boundaries were searched:

Local Nature Reserves published April 2017, revised June 2021

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

Name or location of site	Grid reference
Sigglesthorne Station	TA181432

East Yorkshire LWS (Local Wildlife Site)

Version: East Yorkshire LWS v8.1, November 2018

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

Site Name	Site Ref	Grid Reference	Status
Goxhill Road	TA1540-01	TA181445	Deleted LWS



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 On behalf of: Curtis Ecology
 Date: 16/07/2021
 Search area: 2km from TA183426

Site Name	Site Ref	Grid Reference	Status
Hull-Hornsea Disused Railway Line	TA1035-10	TA179428 (bisects search area)	Designated LWS
Whitedale Station South	TA1540-05	TA173411	Deleted LWS
Westlands Farm, Withernwick	TA1540-07	TA182409	Deleted LWS

Candidate LWS

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

Historic LWS

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

Deleted LWS

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

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

In many cases just because a site has not met the high criteria for designation as a LWS it does not mean that it has no added value for wildlife. The LWS assessment is usually based on a botanical survey of the habitat and does rarely includes surveys for other taxa, including protected species, which the site may support. It may also be important for connectivity or as part of a wider habitat network. It may be possible to enhance the value of the site for wildlife with certain types of management, which could bring the site up to the standard required for designation as a LWS.

Citations

Citations, where available, are at an additional cost of £25 per site and include a habitat map, site description, botanical species list and scores/evaluation against the LWS criteria. The additional cost for citations is passed back to and used by the East Riding of Yorkshire LWS Panel to maintain the LWS system, including the survey and re-survey



Our Ref: E05774
 Your Ref: CE1054
 On behalf of: Curtis Ecology
 Date: 16/07/2021
 Search area: 2km from TA183426

of sites. If citations are required, please email info@nevedc.co.uk and list the sites using the reference and name listed above.

Yorkshire Wildlife Trust Reserves published January 2019

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

Priority Habitats

The following site-based habitat boundaries were searched:

Ancient Woodland Inventory published July 2013, revised January 2020

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

Priority Habitat Inventory published August 2017

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

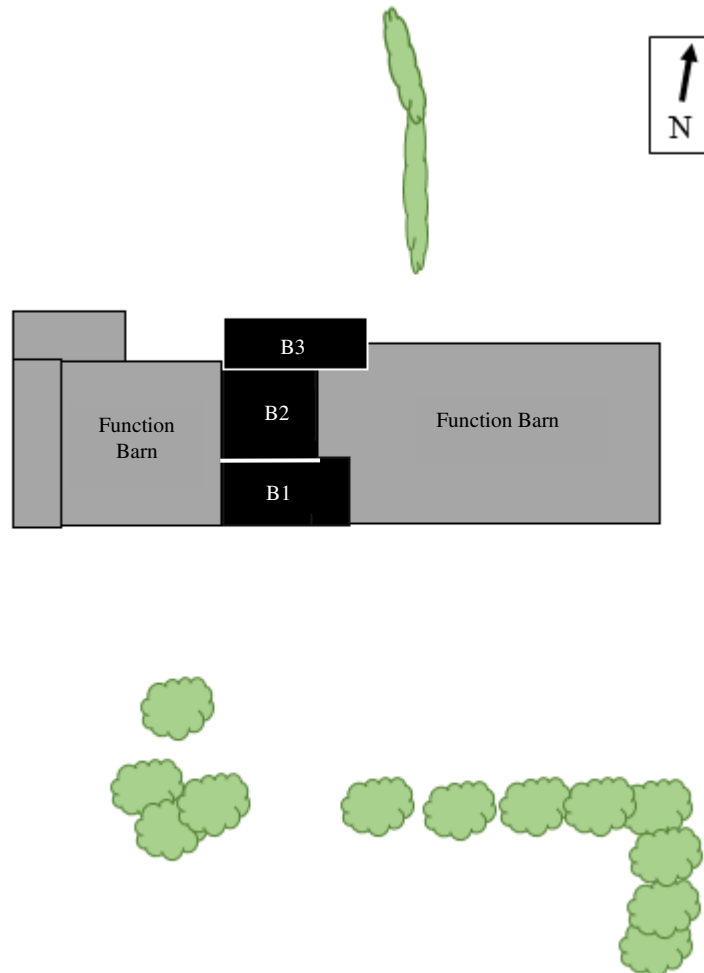
Habitat type	Location description
Lowland meadows	One polygon near the Great Hatfield area.
Deciduous woodland	Several small polygons throughout the search area.
Traditional orchard	Two small polygons, one located near Manor Farm and one located at TA195413.
Good quality semi-improved grassland	One medium-sized polygon near North End.

3.1.2 Bat records

There were 2 historical bat records within the 2km search area. One of the historical records relates to the study site itself, for 1 Common pipistrelle *Pipistrellus pipistrellus* and 1 Soprano pipistrelle *Pipistrellus pygmaeus* foraging/ commuting. The second historical record relates to a Common pipistrelle *Pipistrellus pipistrellus* foraging approximately 1.2km to the east of the study buildings.

3.2 Daytime Building Survey.

Figure 3. Existing buildings site plan with study buildings numbered



Building 1.

A general purpose building with is attached to the south gable of Building 2, with a large open doorway linking the two buildings internally. The external rendered breeze block walls on the south and west elevations, are in good condition with no holes or gaps noted. The eastern elevation forms the internal wall of the function barn, which again is in good condition. Internally the block walls are all in good condition with no deep holes or cracks/gaps noted. The big 6 roofing sheets incorporates several Perspex roof light and is all supported upon clear span steel beams with 225mm x 75mm timber purlins, which support the Big 6 roofing sheets, all of which is in good condition. The asbestos barge boarding on the southern elevation was broken to the left hand side of the building, exposing the gable top. The double sliding doors in the south gable are a poor fit, whilst the new roller shutter door in the same gable is in good condition and a tight fit to the blockwork.

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

Plate 1. The south gable of Building 1.



Plate 2. Looking at the west elevations of Buildings 1 & 2



Plates 3 & 4. Internal views of Building 1.



Building 2.

Building 2 is a two storey barn with solid brick walls and a pan tile roof covering.

The walls are in the main in reasonable condition occasional deep holes are found within the western elevation externally. The southern gable above eaves height again exhibits a number of holes within the brickwork, along with a modicum of superficial decay. The whole of the northern gable is cement rendered with no obvious deep holes or gaps noted. The stable door and windows in the west elevation are in reasonable condition, with the timber frames being a good fit to the surrounding brickwork. Internally all the walls were in reasonable condition with the exception of the southern gable, which exhibit several holes and gaps noted within the brickwork above the opening

The roof is supported upon a series of large A frame trusses, with timber purlin, rafters and central ridge board, with no roofing felt or underdrawing being present, throughout the structure. The pantile roof covering is in a poor state, with numerous missing and slipped tiles present. Several areas of missing bedding mortar were also noted below the ridge tiles.

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 Moderate potential or bat habitation.

Plate 5. Close up view of the south gable of Building 2 above Building 1.



Plate 6. Looking towards the north gable of Building 2 with Building 3 in the foreground.



Plate 7. The interior of Building 2 looking towards the north gable



Plate 8. Looking from the interior of Building 2 towards the interior of Building 1 through the large opening in the south gable.



Building 3.

This building comprises a series of mono-pitched covered pens with an outside run. All pens form a single run and are constructed 1.2m high cement rendered 225mm breeze blocks walls, above which is a timber frame clad with plywood externally and cement fibre board internally. The roof is asbestos sheeting supported upon timber purlins with no roofing felt or insulation boards present. All the walls were in reasonable condition with no holes/gaps present. There was no historical evidence of bat habitation and from the observations made Building 3 has been assessed as having Negligible potential for bat habitation.

Plate 9. The interior of one of the pens of Building 3.



3.3 Nocturnal Surveys.

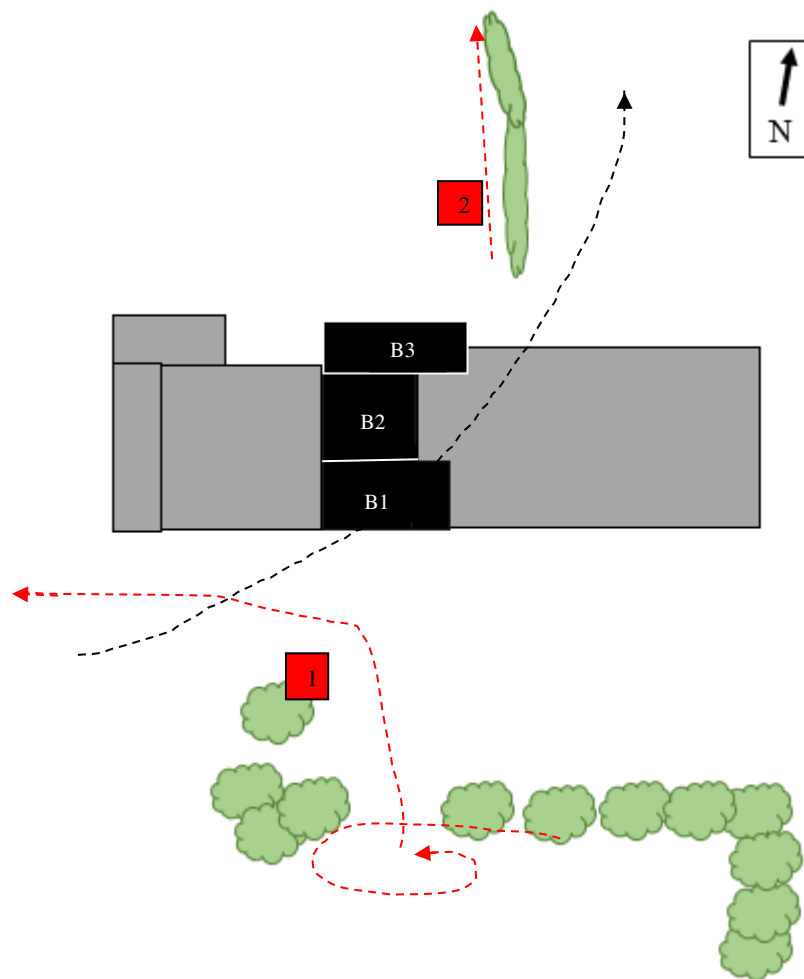
Survey data results are presented below along with the relevant survey activity plan

Dusk Emergence survey for 15th August 2021

Table 3. Results of the dusk emergence bat survey

Location	Time	Observations made
	20:10	Survey start
1	20:55 – 20:56	1 Soprano pipistrelle foraging around trees and shrubs to the south
2	20:57	1 Soprano pipistrelle heard briefly bat unseen
1	21:03	1 Common pipistrelle commuting from south west west
1 & 2	21:07	1 Noctule commuting south west to north over buildings
1	21:26 – 21:27	1 Common pipistrelle foraging around trees and shrubs to the south
1	21:38	1 Common pipistrelle foraging around trees and shrubs to the south
1	21:42	1 Common pipistrelle commuting bat unseen direction not ascertained
2	21:43	1 Common pipistrelle commuting quickly along hedge south to north direction
	22:10	Survey end

Dusk bat activity plan 15th August 2021



Legend

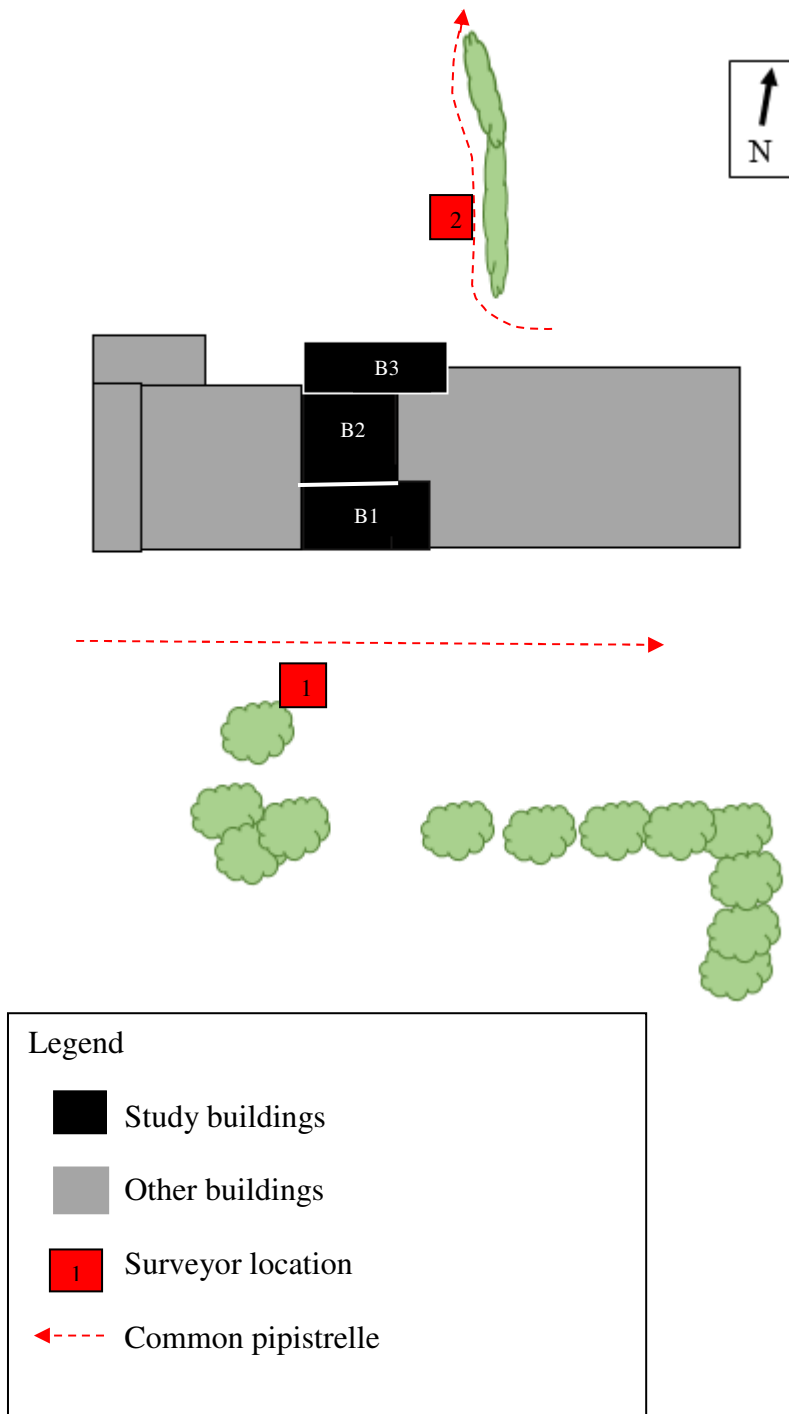
- Study buildings
- Other buildings
- Surveyor location
- ← - - - Common pipistrelle
- ← - - - Noctule

Dawn Re-entry survey for 31st August 2021

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

Location	Time	Observations made
	04:20	Survey start
2	05:03	1 Common pipistrelle commuting bat unseen direction not ascertained
1	05:36	1 Common pipistrelle commuting west to east
2	05:36	1 Common pipistrelle commuting south to north along the hedge
1 & 2	05:47	1 Noctule commuting bat unseen direction not ascertained faint echolocation
	06:25	Survey end

Dawn bat activity plan 31st August 2021



4.0 ASSESSMENT OF SURVEY RESULTS

4.1 Constraints on Survey Information

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

4.3 Potential Impacts of Development.

4.3.1 Designated Sites.

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

There is one Local Nature Reserve within the search area, Sigglesthorne Station, is located approximately 0.7km to the north west of the study site.

There are four Local Wildlife Sites within the search area, the near of which is Hull to Hornsea Disused Railway Line, located approximately 0.52km to the 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 the Local Nature Reserve or any of the Local Wildlife Sites found within the 2km search radius, as illustrated in Section 3.1.1 and Appendix 1 of this report.

4.3.2 Roosts.

There were 2 historical bat records within the 2km search area, one of the historical records relates to the study site itself, for 1 Common pipistrelle *Pipistrellus pipistrellus* and 1 Soprano pipistrelle *Pipistrellus pygmaeus* foraging/ commuting. The second historical record relates to a Common pipistrelle *Pipistrellus pipistrellus* foraging approximately 1.2km to the east of the study buildings.

There were a number of features identified within the structures 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 these all the observations made during the Preliminary Roost Assessment, the study buildings were assessed in the following order:-

Building 1 – Low potential

Building 2 – Moderate potential

Building 3 - Negligible potential

During the nocturnal surveys undertaken on the 15th & 31st August 2021, no bats were observed emerging from or re-entering any of the study buildings.

There was no evidence of bats roosting within the study buildings during 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 that bats are highly mobile and secretive species, their absence during surveys of this type undertaken at this time of the year does not preclude them from being present at other times of the year.

4.3.3 Habitats.

The habitat composition within the application site at the time of the field survey, is considered to represent Low Ecological Value. 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 15th and 31st August 2021, foraging activity was minimal, with only a small number of individual Common pipistrelle *Pipistrellus pipistrellus* recorded foraging occasionally, primarily within the trees and shrubs to the south of the buildings.

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

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.

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, primarily Building 2, 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 south gable 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.

7.2 Nesting Birds.

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

7.0 REFERENCES AND BIBLIOGRAPHY

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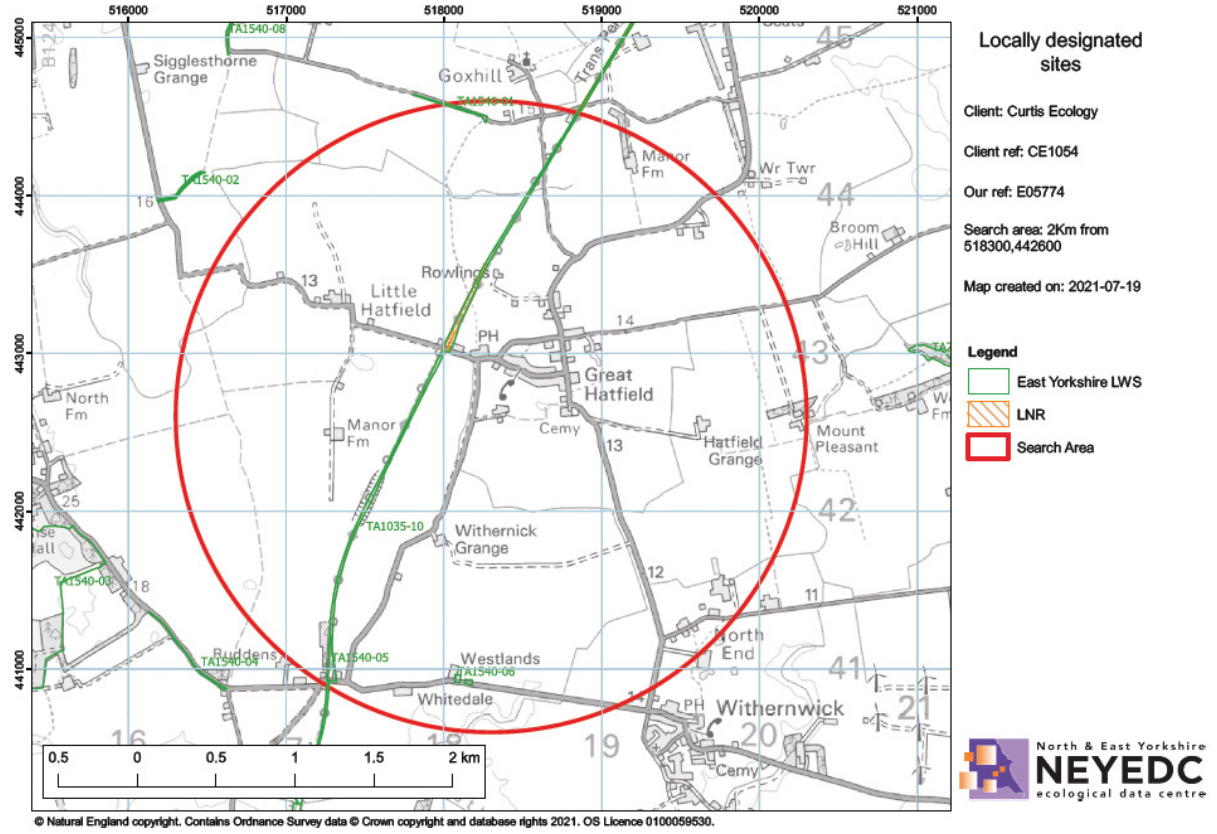
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9.0 APPENDICES

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

