

Bat Survey Report

High Barns, South side of road,
Whitby Laithes,
Hawsker Lane,
Whitby,
North Yorkshire.



Date of Survey: 04 September 2010.

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Introduction

At the request of Mr. Tim Cole of 77 Saxon Road, Whitby a bat survey was carried out on the 04th and 07th September 2010 at the South side of the road, High Barns, Whitby Laithes, Hawsker Lane, Whitby. This is necessary as he proposes to demolish the existing building and replace it with a habitable property.

All 17 species of bats in England and their breeding sites or resting places (roosts) are protected by law. It is illegal to kill, injure, or disturb bats, obstruct access to bat roosts, or damage or disturb bat roosts. For the precise wording of the legislation please see section 9 of The Wildlife and Countryside Act 1981 (as amended) and regulation 39 of The Conservation (Natural Habitats, & c.) Regulations 1994 (as amended).

Survey

Site description:

Address: South side of the road, High Barns, Whitby Laithe, Hawsker Lane, Whitby, North Yorkshire.
 OS grid reference: NZ 925 101.
 Altitude: 7 meters.
 Local planning authority: North York Moors National Park.

The site is to the South of the road and opposite the residential property to the North of the road. The road is the road leading from Hawsker Lane to the former Whitby Fog Horn site. The site is surrounded by agricultural fields (mainly grassland) with small pockets of hedges and gorse. The other half of the surrounding area is taken up by cliffs and the North Sea.

Limitations:

The survey was carried out in September 2010 which means that if the site is used as a maternity site there may not be any bats present and only the evidence of bats could be searched for, as described under methodology. All of the walls (inside and out) and the roof voids were accessible.

Desk Study:

A bat records search of 2 Km around the site was commissioned from the North Yorkshire Bat Group (NYBG) (Mr. John Drewett). This revealed the following information:

Species	Site	Grid ref.	Date	Comment
Unknown	20 Larpool Lane, Whitby	NZ901099	04 Aug 2005	15 bats counted out. Roost above boiler cupboard in bungalow.
Unknown	15 Kingfisher Drive, Whitby	NZ902093	17 Nov 2006	Grounded bat found.
Unknown	60 Eskdale Road, Whitby	NZ903095	07 Jul 2006	Bats under fascias.
Pipistrelle species	Dale View House, Stainsacre	NZ913084	06 Jul 2007	Roost. Large number of bats in living areas.
Brown Long-eared Bat	Stainsacre Hall, Stainsacre	NZ913084	30 Sep 1999	
Common Pipistrelle	Whitby Laithe Farm	NZ927095	07 Jun 2006	In flight. Commuting west to east in thick fog
Whiskered / Brandt's Bat	Whitby Laithe Farm	NZ927095	07 Jun 2006	Seen briefly
Unknown	Whitby	NZ9011	17 Aug 2006	Bat brought in by cat
Unknown	28 Green Lane, Whitby	NZ903106	23 Sep 2004	Cat caught bat - probable wing injury.

Please be aware that this information has largely been assembled as a result of responding to enquiries from the public about bats and so does not represent a comprehensive assessment of the local bat fauna.

Methodology:

An examination of the site was made, on the 7th September, in which signs of bats and potential bat access points were looked for, where necessary a torch was used as was access equipment such as ladders. The signs looked for included bat droppings, feeding remains, stains from the natural oil in bats fur, dead bats and claw marks on timber.

An emergence survey was also carried out on the 4th September using a heterodyne bat detector (Batbox IID) to register any echolocation signals and a visual check was made to count the number of bats present. This was done looking at the building from the North. This was carried out between 20.00 and 21.00. The time of sunset was 19.47, there was no rainfall and the cloud cover was about 12.5%. There was a strong breeze from the East and the temperature was recorded as being 14 degrees Celsius.

Results of survey:

On the 4th September no bats were seen emerging and no echolocation calls were picked up from the northern side of the property.

On the 7th September a detailed examination of the property was conducted. This found that the building which used to house stock and had an earth floor was stone built and had an asbestos sheet roof. The pointing on the walls seemed in reasonably good condition. The worst of the pointing is to be found on the South facing wall where there were gaps which go through to the inside from the outside. To the North side are some double wood doors which are ill fitting and to the East side there is a single wooden door with gaps in, making the whole building draughty. The roof consists of asbestos sheets. There is no underfelt but the roof is partially covered by lathes. There are no ridge tiles in place and the ridge is open. No signs of bats were found here. This building is unlikely to be of any use to bats due to the lack of draught free crevices or other suitable roosting sites within this structure. A photo of the North facing wall and roof taken from within the building is to be found at appendix 1.

No evidence was found to suggest that the building inspected has ever been a bat roost.

Impact Assessment

As no evidence of bats were found and the replacement building will have a roof, it is considered that the proposed development will have no adverse impact on local bats. As such no mitigation measures need be in place.

Even if a survey does not find any signs of bat activity, it is always possible that individuals may be found during building works. Should any bats be found then all work must stop and further advice must be sought.

Summary

No evidence was found of bats using, or having used, any of the building. As such no mitigation measures need to be in place as it is considered that the proposed development will have no adverse impact on local bats.

Unless agreed otherwise a copy of appendix 2 will be forwarded to the North Yorkshire Bat Group so that a better picture of which bats occur in the area can be had.

Appendices

- Appendix 1: Detail of North facing wall and roof taken from within the building.
- Appendix 2: Information to be passed on to North Yorkshire Bat Group
- Appendix 3: Details of surveyor(s) working on this project.

Appendix 1: Detail of North facing wall and roof taken from within the building.



The wall to the left is an internal wall and not an outside one.

Appendix 2: Information to be passed on to North Yorkshire Bat Group.

Address: South side of the road, High Barns, Whitby Laithes, Hawsker Lane, Whitby, North Yorkshire.
OS grid reference: NZ 925 101.
Altitude: 7 meters.

The survey was conducted by Mr. Miles Worrton on the 04th September 2010.

No evidence was found to suggest that the building inspected has ever been or is a bat roost.

Contact details for Miles Worrton: Flat 4,
19 Hudson Street
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North Yorkshire
YO21 3EP

Appendix 3: Details of surveyor(s) working on this project.

This survey was carried out by Mr. Miles Worrton CBiol MIBiol licence number 20100032 trained by North Yorkshire Bat Group. Although I have only held a bat licence since September 2008 I have been involved with bat training since 2005. Prior to this as a pest controller who is also involved in woodworm treatment I have always been aware of what to look for, as far as bats are concerned, and have done this work since 1989.