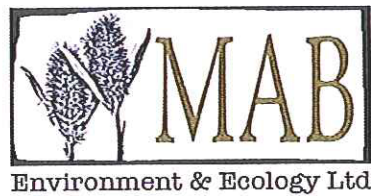


Bat Scoping Survey: Dalby Beck, Low Dalby

Bat Scoping Survey
Dalby Beck, Low Dalby
April 2010

Client	Mr. J. Gascoyne	
Job title	Dalby Beck	
Job number		
File ref	10-058	
Date	28/04/2010	
	Name	Date
Original	N Gibson	28/04/2010
Checked	I Bateau	
Reviewed		
Reviewed		



MAB Environment & Ecology Ltd

The Old Chapel, Knayton, Thirsk, North Yorkshire YO7 4AZ

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Registered in the U.K. no.6504129

Bat Scoping Survey: Dalby Beck, Low Dalby

Site:

Dalby Beck
Low Dalby
Pickering
YO18 7LT

Scoping Survey Date:

16th April 2010

Report Date:

28th April 2010

Client:

Jonathan and Clair Gascoyne
Dalby Beck
Low Dalby
Pickering
YO18 7LT

Agent:

Mr. John Cotterill
Wallnook
Mount Pleasant
Allendale
Hexham
Northumberland
NE47 9PA

Local Authority:

North Yorkshire Moors National Park Authority

Reference:

10-058



Bat Scoping Survey: Dalby Beck, Low Dalby

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Bat Scoping Survey: Dalby Beck, Low Dalby

1. Summary

MAB Environment & Ecology Ltd was commissioned to survey a prefabricated bungalow in Low Dalby for bats. The clients are applying for planning permission for the erection of a new property close to the site surveyed. As a result the existing building is to be demolished and a new garage located within the existing footprint.

The roof of the building provides suitable maternity habitat for crevice dwelling bat species. The survey found a large collection of droppings within the loft of the bungalow. These appeared to have dropped down through a gap between the wooden sarking and the chimney breast. Potential access points were identified between roof tiles and at the eaves. It is likely that the building contains a maternity roost of pipistrelle or certain myotis bats.

The walls of the building do not provide any crevice habitat.

Recommendations for further survey work to confirm the species and how they are using the building are included within this report.



Bat Scoping Survey: Dalby Beck, Low Dalby

2. Introduction

MAB Environment & Ecology Ltd was commissioned to survey Dalby Beck, a prefabricated bungalow within Low Dalby. The clients wish to build a new residential property close to the site and subsequently demolish the bungalow and build a garage within the footprint of the bungalow.

The report's objective is to provide an impact assessment on protected species and breeding birds, to provide any necessary mitigation proposals, as well as to assess the requirement for a Protected Species Licence.

Ecologists from MAB Environment and Ecology are members of the Institute of Ecology and Environmental Management (IEEM) and follow the Institute's Code of Professional Conduct when undertaking ecological work.



Bat Scoping Survey: Dalby Beck, Low Dalby

3. Methodology

The property was surveyed by Nicola Gibson GIEEM of MAB Environment & Ecology Ltd on the 16th April 2010. Miss Gibson holds a Natural England bat survey licence (number 20092726).

The interior and exterior of the buildings were inspected during the day using halogen torches (500,000 candle power), ladders, and a flexible endoscope (a Pro Vision 636). All normal signs of bat use were looked for, including bats, bat droppings, feeding waste, entry and exit holes, grease marks, dead bats, and the sounds / smells of bat roosts.

Mr John Drewett of the North Yorkshire Bat Group (NYBG) was commissioned to provide bat records within a 2km radius of the centre of the site.

The government website www.magic.gov.uk for nature conservation and environmental information was used to gain information relating to designated conservation sites within a 2km radius of the site and ancient woodland habitats within a 4km radius of the site.



Bat Scoping Survey: Dalby Beck, Low Dalby

4. Constraints

The scoping survey was conducted at a time of year during which it is not possible to use emergence (or bat activity) survey techniques.

The species data collated during the desk study is mainly derived from records submitted by volunteers. It should not, therefore, be taken as a definitive list of the bat species that occur in the local area.



Bat Scoping Survey: Dalby Beck, Low Dalby

5. Site description

The bungalow is located within Dalby Beck on the western edge of the southern part of Dalby forest (central grid reference SE 855 864). The surrounding area is predominantly forest which is divided by a number of valleys creating a 'Rigg and Dale' landscape. The woodland is largely coniferous but is interspersed with broad leaved trees.



Figure 1. Aerial image of surrounding habitat

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17 MAY 2010

Bat Scoping Survey: Dalby Beck, Low Dalby

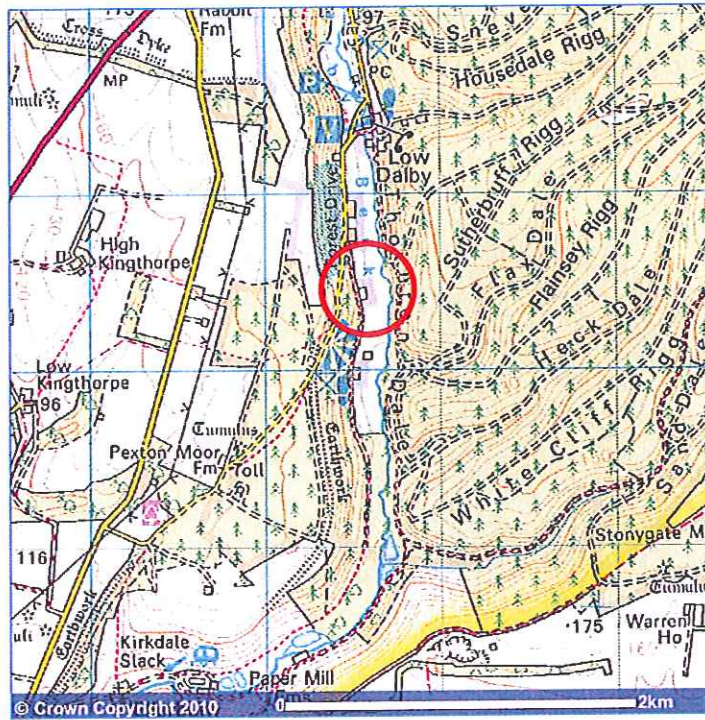


Figure 2. Location of site

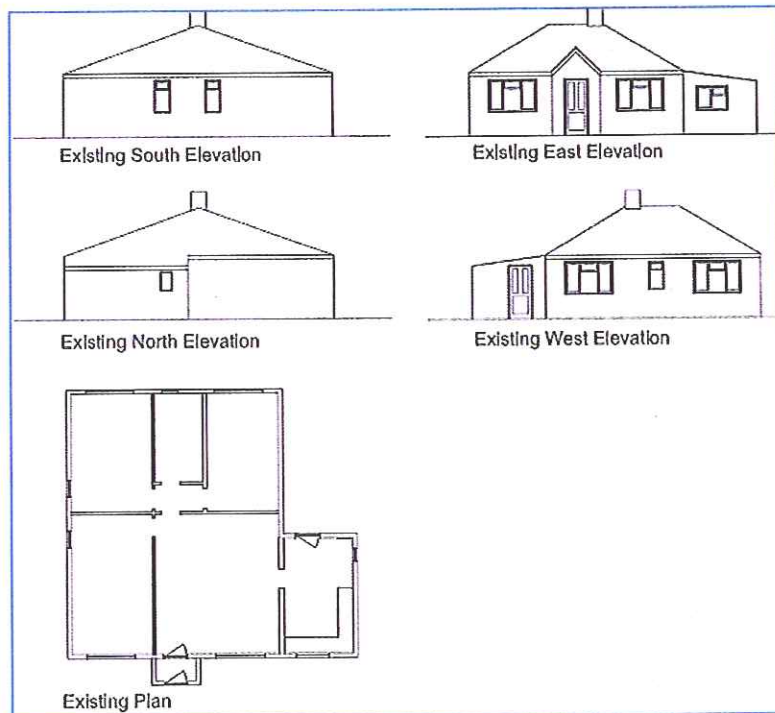


Figure 3. Existing building plan

NYMNPA
17 MAY 2010

Bat Scoping Survey: Dalby Beck, Low Dalby

The site is a prefabricated single storey building with a double roman tiled roof which is lined with wooden sarking, with bitumastic felt between the tiles and the sarking.



Photo 1. Bungalow from the north-east



Photo 2. Bungalow from the north-west



Photo 3. Surrounding habitat

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Bat Scoping Survey: Dalby Beck, Low Dalby

6. Pre-existing information

North Yorkshire Bat Group

There are no records for the site surveyed. However, the records include unidentified bat reports 1.5km north of the site and a complex multi-species roost at Ellerburn church just under 2km to the south-west.

Nature Conservation Designated Sites

Seive fens, Ellerburn bank, Nabgate and Ellers wood and Sand Dale are all Sites of Special Scientific Interest (SSSI) and located within a 2km radius of the site. Ellers wood and Sand Dale are also Special Areas of Conservation (SAC). The closest of these to the site surveyed is Seive fen which is approximately 1km north.

Ancient Woodland

Numerous ancient woodlands surround the site. The majority of these lie to the south and west. However, Low/Haygate wood is within 10 metres of the site.



Bat Scoping Survey: Dalby Beck, Low Dalby

7. Results

7.1 Daylight inspection

Loft

Over 150 droppings were found below a gap between the chimney breast and the wooden sarking of the roof. The droppings were on average 7mm in length and 2mm in diameter, with a fine particle size.

No evidence of bat entry was found along the eaves; however, gaps between the roof tiles were noted, particularly three roof tile gaps directly above the location of the droppings found within the loft.

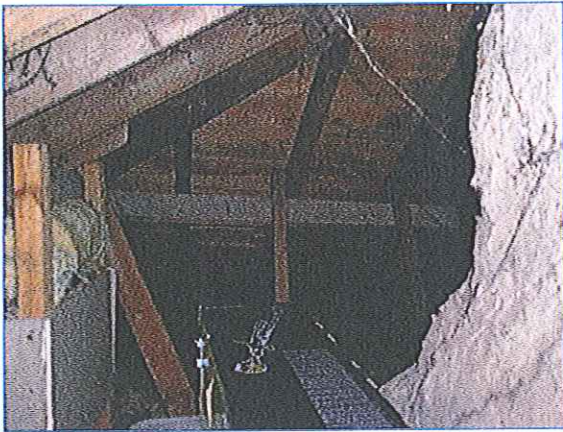
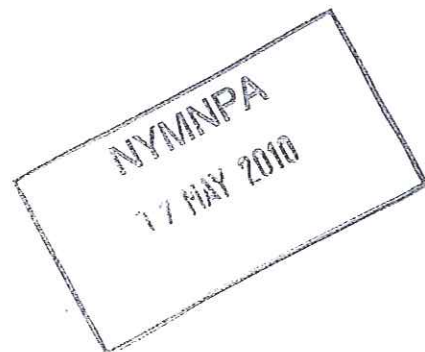


Photo 4. Loft



Photo 5. Collection of droppings close to chimney breast



Bat Scoping Survey: Dalby Beck, Low Dalby

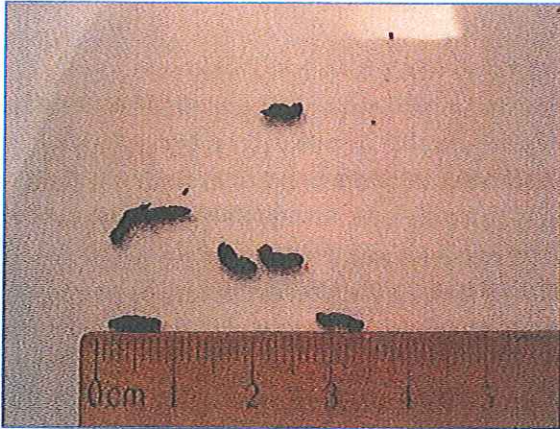


Photo 6. Sample of droppings found within loft



Photo 7. Gaps between roof tiles

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Bat Scoping Survey: Dalby Beck, Low Dalby

8. Discussion and analysis

The warm dry environment of the roof provides suitable maternity habitat for species such as pipistrelles which commonly roost within the voids between roof tiles and roof linings. The droppings found were small with a smooth outline and fine/medium particle size, some were twisted into three. Droppings can only give an indication of species. It is possible they are from either pipistrelles (*Pipistrellus sp.*) or whiskered/Brandt's bats (*Myotis myastinus/Myotis brandtii*) which both have very small droppings. The majority were also intact and shiny suggesting recent use (within the last year). Additionally, the location of the droppings (below a gap between the chimney and the wooden sarking) suggests a crevice dwelling species rather than a loft dwelling species.

The site is located in a clearing between dense woodland. Such an environment provides numerous foraging habitats for bats, including woodland and woodland edges. Dalby beck, which is close to the site also provides riparian foraging habitat.

Given the number of droppings found, the type of habitat provided by the building and the location of the site, it is likely that a maternity roost is present, but this cannot be confirmed without further investigation. It is also possible that other species may be roosting alongside pipistrelles.

Dawn/ dusk surveys will confirm the species and numbers of bats using the site and help to locate the entrance/egress point(s). Bats usually leave maternity roosting sites to hibernate elsewhere during the winter months, some species, however, remain on the summer roosting site.

The original plans involve the eventual demolition of the building. If bats are found to be using the building this will result in the destruction of the roost. Whilst appropriate timing of the roost destruction and replacement of habitat within the new garage will reduce the impact upon bats, the action is a licensable one. In order to comply with current wildlife legislation a European protected species (EPS) licence will be required in such a case.



Bat Scoping Survey: Dalby Beck, Low Dalby

9. Conclusions

Evidence that bats are using the void between the roof tiles and the roof lining of the property surveyed was found. Due to the limitations of the scoping survey the size of the roost and the exact species cannot be confirmed.

The proposed demolition of the building could breach section 39 (1) (d) by damaging or destroying a breeding site or resting place of a European protected species.

In order to be able to assess the level of impact of the proposed plans upon bats, further surveying will be required. An impact assessment can then be performed and the decision as to whether a European protected species licence will be required.



Bat Scoping Survey: Dalby Beck, Low Dalby

10. Summary of mitigation and compensation

- Further emergence survey work is required to identify the species, their abundance and in what capacity (i.e. maternity roost; male day roost; resting/feeding perches, flight corridors etc.) they are using the site. The mitigation strategy depends upon the results of emergence surveying. Therefore, no works to the roof of the building will take place until the results of the surveys are known and have been assessed.



Bat Scoping Survey: Dalby Beck, Low Dalby

11. Method Statement

- At least two dusk or dawn surveys should be undertaken during the optimal survey period which runs from May to September.
- If the emergence surveys find that bats are using the building, then any works to the bungalow will be delayed until an EPS licence is obtained from Natural England.
- The results of the emergence survey will lead to further recommendations by the environmental consultant. Any such recommendations will be followed in order to ensure compliance with protected species legislation.



Bat Scoping Survey: Dalby Beck, Low Dalby

12. Legislation relating to bats

All bat species are protected under the Wildlife and Countryside Act (WCA) 1981 (as amended), the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats &C) Regulations 1994 as amended in 2007.

Under the WCA it is an offence for any person to intentionally kill, injure or take any wild bat; to intentionally disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection; to intentionally damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection; to be in possession or control of any live or dead wild bat, or any part of, or anything derived from a wild bat; or to sell, offer or expose for sale, or possess or transport for the purpose of sale, any live or dead wild bat, or any part of, or anything derived from a wild bat.

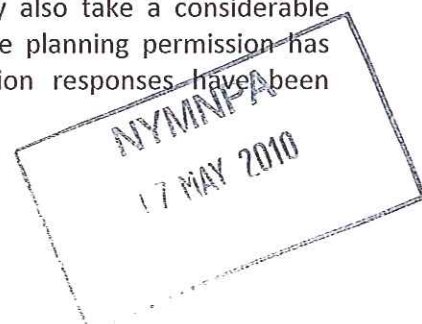
Under the Conservation (Natural Habitats, &c.) Regulations 1994, as amended by the Conservation (Natural Habitats, &c.) (Amendment) (England and Wales) Regulations 2009, together referred to as "Habitats Regulations", it is an offence to deliberately disturb animals of a European protected species (EPS), including in particular any disturbance which is likely to impair their ability (i) to survive, to breed or reproduce, or to rear or nurture their young; or (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate.

Prosecution could result in imprisonment, fines of £5,000 per animal affected and confiscation of vehicles and equipment used. In order to minimise the risk of breaking the law it is essential to work with care to avoid harming bats, to be aware of the procedures to be followed if bats are found during works, and to commission surveys and expert advice as required to minimise the risk of reckless harm to bats.

Where it is proposed to carry out works which will affect a bat roost, a licence must first be obtained from the Natural England even if no bats are expected to be present when the work is carried out.

The application for a license normally requires a full knowledge of the use of a site by bats, including species, numbers, and timings. Gathering this information usually involves surveying throughout the bat active season. The licence may require ongoing monitoring of the site following completion of the works.

When considering an application, the Environmental Consultant must consult with the local planning authority. This process may also take a considerable length of time. Applications can only be made once planning permission has been granted (where appropriate), and consultation responses have been



Bat Scoping Survey: Dalby Beck, Low Dalby

received.

Licences can only be issued if Natural England are satisfied that there is no satisfactory alternative to the development and that the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

PPS9: Planning Policy Statement on Biodiversity and Geological Conservation is the relevant national planning guidance in relation to ecological issues. It provides guidance on how the Government's policies on nature conservation should be implemented through the land use planning system. PPS9 states that biodiversity may be material to decisions on individual planning applications. It also talks about conserving and enhancing biodiversity and ensuring that developments take account of the role and value of biodiversity.

The accompanying ODPM Circular 06/2005 is prescriptive in how planning officers should deal with protected species, see paragraphs 98 and 99:

- The presence of a protected species is a material consideration when considering a proposal that, if carried out, would be likely to result in harm to the species or its habitat (see ODPM/Defra Circular, para 98)
- LPAs should consider attaching planning conditions/entering into planning obligations to enable protection of species. They should also advise developers that they must comply with any statutory species protection issues affecting the site (ODPM/Defra Circular, para 98)
- The presence and extent to which protected species will be affected must be established before planning permission is granted. If not, a decision will have been made without all the facts (ODPM/Defra Circular, para 99)
- Any measures necessary to protect the species should be conditioned/planning obligations used, before the permission is granted. Conditions can also be placed on a permission in order to prevent development proceeding without a Habitats Regulations Licence (ODPM/Defra Circular, para 99).
- The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances.'

Natural Environment and Rural Communities Act 2006

Section 40 of the Natural Environment and Rural Communities Act (2006) which states that *'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'*. Section 40(3) also states that *'conserving biodiversity*

Bat Scoping Survey: Dalby Beck, Low Dalby

includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

- A full copy of the legislation can be downloaded at:
http://www.opsi.gov.uk/acts/acts2006/pdf/ukpga_20060016_en.pdf



Bat Scoping Survey: Dalby Beck, Low Dalby

13. References

Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System.
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Planning Policy Statement 9: Biodiversity and Geological Conservation - Final Regulatory Impact Assessment
<http://www.communities.gov.uk/publications/planningandbuilding/planningpolicystatement9>

Russ, J. (1999). *The bats of Britain and Ireland....* Alana Press.

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Stebbing, R.E., Yalden, D.W., & Herman, J.S. (2007). *Which bat is it? A guide to bat identification in Great Britain and Ireland*. The Mammal Society

The Conservation (Natural Habitats, &c.) (Amendment) (England and Wales) Regulations 2009
http://www.opsi.gov.uk/si/si2009/uksi_20090006_en_1



Bat Scoping Survey: Dalby Beck, Low Dalby



Appendix 1. Data search records

Species	Site	Grid ref.	Date	Comment
Unknown	Box Tree Cottage, Maltongate, Thornton-le-Dale	SE8384	1988	
Unknown	Kingthorpe, Pickering	SE8385	28 Aug 1986	Bats disturb the peace!
Brown Long-eared Bat	Ellerburn St Hilda's church	SE842842		Roost inside church
Natterer's Bat	Ellerburn Church	SE842842		Roost inside church
Whiskered Bat	Ellerburn Church	SE842842		Roost in roof of church
Noctule Bat	Ellerburn Church	SE842842	1998	Flying
Common Pipistrelle	Ellerburn Church	SE842842		Roost in roof of church
Unknown	Pexton Moor Farm, Dalby	SE847856	21 Sep 2005	Hole in wall at gable end
Unknown	Low Dalby House, Low Dalby	SE857874	27 May 1999	Two droppings. Timber treatment planned.

Table 1. North Yorkshire Bat Group records

Grid Reference	Wood Name	Habitat
SE841839	BUFFIT WOOD	ANCIENT & SEMI-NATURAL WOODLAND
SE829860	KINGTHORPE WOOD	ANCIENT REPLANTED WOODLAND
SE816857	KINGTHORPE WOOD	ANCIENT REPLANTED WOODLAND
SE833869	KINGTHORPE WOOD	ANCIENT REPLANTED WOODLAND
SE829868	KINGTHORPE WOOD	ANCIENT REPLANTED WOODLAND
SE853868	LOW/HAYGATE WOODS	ANCIENT REPLANTED WOODLAND
SE854846	ELLERS WOOD	ANCIENT & SEMI-NATURAL WOODLAND
SE828887	GROVE HOUSE WOOD	ANCIENT REPLANTED WOODLAND
SE816859	KINGTHORPE WOOD	ANCIENT & SEMI-NATURAL WOODLAND
SE830868	KINGTHORPE WOOD	ANCIENT & SEMI-NATURAL WOODLAND
SE814861	KINGTHORPE WOOD	ANCIENT & SEMI-NATURAL WOODLAND
SE815855	KINGTHORPE WOOD	ANCIENT & SEMI-NATURAL WOODLAND
SE853893	HOLM WOODS SOUTH	ANCIENT REPLANTED WOODLAND
SE849892	HOLM WOODS SOUTH	ANCIENT REPLANTED WOODLAND
SE826859	KINGTHORPE WOOD	ANCIENT & SEMI-NATURAL WOODLAND
SE823891	KINGTHORPE WOOD	ANCIENT & SEMI-NATURAL WOODLAND
SE855893	HOLM WOODS SOUTH	ANCIENT REPLANTED WOODLAND
SE821842	HOWL DALE WOOD	ANCIENT & SEMI-NATURAL WOODLAND

Bat Scoping Survey: Dalby Beck, Low Dalby

SE850891	HOLM WOODS SOUTH	ANCIENT & SEMI-NATURAL WOODLAND
SE828848	HOWL DALE WOOD	ANCIENT & SEMI-NATURAL WOODLAND
SE830848	HOWL DALE WOOD	ANCIENT REPLANTED WOODLAND
SE834852	HOWL DALE WOOD	ANCIENT REPLANTED WOODLAND
SE821843	HOWL DALE WOOD	ANCIENT REPLANTED WOODLAND
SE839842	ELLERBURN WOOD	ANCIENT & SEMI-NATURAL WOODLAND
SE853875	LOW/HAYGATE WOODS	ANCIENT & SEMI-NATURAL WOODLAND
SE832888	LEVISHAM BECK WOOD	ANCIENT & SEMI-NATURAL WOODLAND
SE830890	GROVE HOUSE WOOD	ANCIENT & SEMI-NATURAL WOODLAND
SE825896	GROVE HOUSE WOOD	ANCIENT & SEMI-NATURAL WOODLAND
SE866899	HOLM WOODS NORTH	ANCIENT & SEMI-NATURAL WOODLAND

Table 2. Woodlands within a 4km radius of site

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17 MAY 2010