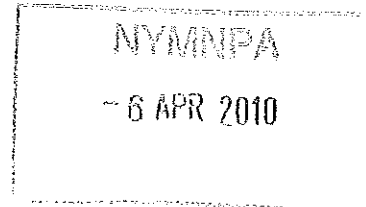


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Environment & Ecology Ltd

MAB Environment & Ecology Ltd
The Old Chapel, Knayton, Thirsk, North Yorkshire YO7 4AZ
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Email: mab@mab.uk.com
www.mab.uk.com

Registered in the U.K. no.6504129

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14/01/09

Survey Date:

13th January 2009

Report Date:

14th January 2009

Client:

Mr. A. Little
C/o Mrs. Little
Woodleigh House
21 Main Street
Aislaby
Whitby
YO21 1SW

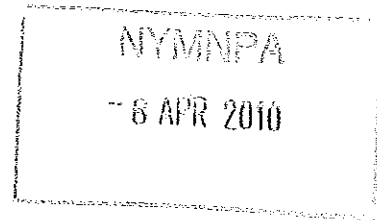
Agent:

N/a

Planning Office:

North Yorkshire Moors National Park Authority

Reference:



Woodleigh House, Aislaby
Mr. A. Little

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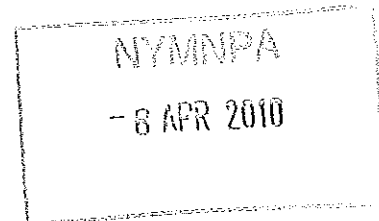
1 SUMMARY

MAB Environment & Ecology Ltd was commissioned by Mr. A. Little to undertake a bat scoping survey of an out-building at Woodleigh House, Aislaby, to accompany a planning application.

The survey did not identify any signs of bat activity within the site. Potential bat roosting habitat was identified in the form of mortise gaps in internal and external walls; loose roof tiles and open roof voids with wooden beams.

Recommendations for mitigating impact on potential bat roost habitat availability are provided within the report.

An emergence survey is not deemed necessary and there are no further issues relating to bats which would prevent the development going ahead.



2 INTRODUCTION

2.1 Background

MAB Environment & Ecology Ltd was commissioned by Mr. A. Little to undertake a bat scoping survey of an out-building at Woodleigh house, Aislaby, to accompany a planning application (central grid reference: NZ 859 087).

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.

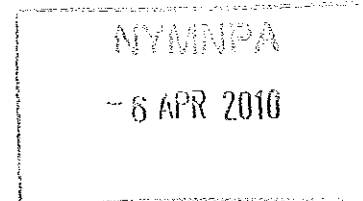
2.2 Proposed Works

The client wishes to renovate the out-building to form a dwelling.

2.3 Aims of Survey

To establish whether there is evidence of bat activity at the above location. If present, to identify the species, their abundance and in what capacity (i.e. maternity roost; male day roost; resting/feeding perches, flight corridor etc.) they are using the site.

To assess the suitability of the site for bat roost habitat, and to assess the impact of the proposed development on bats and bat habitat.



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3 METHODOLOGY

3.1 Desk Study

John Drewett of North Yorkshire Bat Group (NYBG) was commissioned by MAB Environment & Ecology Ltd to provide bat records within a 2km radius of the centre of the site.

3.2 Internal and External Building Inspections

A detailed internal and external building inspection was carried out on 13th January 2009 by Nicola Gibson BSc Ecology, GIEEM of MAB Environment and Ecology Ltd (Natural England bat survey licence number 20082439).

All signs of bat use were looked for including bats themselves; bat corpses; bat droppings and urine stains; feeding waste; potential entry and exit holes and associated grease marks, and the sound/smell of bats.

The site was examined for evidence of bats using the following equipment:

- Powerful torch (1000, 000 candle power)
- Ladders
- Camera
- Binoculars

3.3 Survey Conditions and Constraints

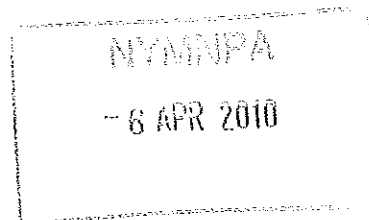
Conditions

It was dry during the survey.

Constraints

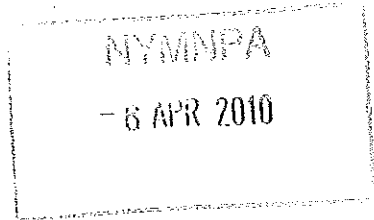
The survey took place during January, at which time bats are hibernating; therefore, emergence (or other bat activity) surveying was not possible.

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.



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4 RESULTS



4.1 Desk Study

See appendix 2.

4.2 Site Description

The site is surrounded by a landscape dominated by pasture land. A number of ancient woodlands are within 2km of the site (see Table 1)

Table 1. Woodlands within 2km radius of site

Name	Grid Reference	Woodland Type
SCAR WOOD	NZ853085	ANCIENT & SEMI-NATURAL WOODLAND
	NZ859081	ANCIENT & SEMI-NATURAL WOODLAND
	NZ850072	ANCIENT & SEMI-NATURAL WOODLAND
HECKS WOOD	NZ845068	ANCIENT & SEMI-NATURAL WOODLAND

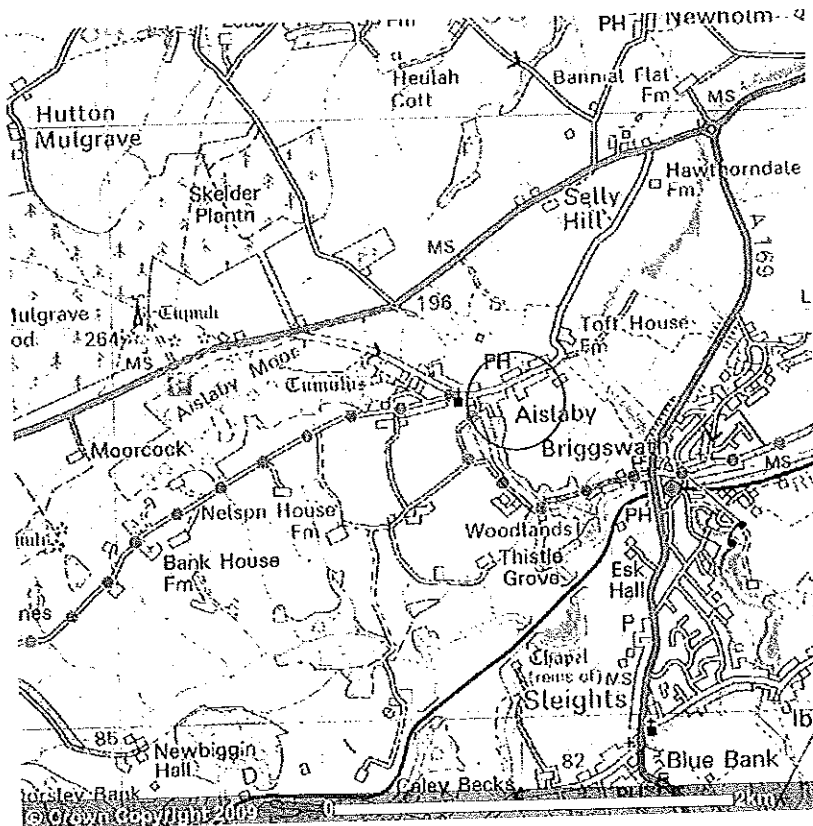


Figure 1. Site location

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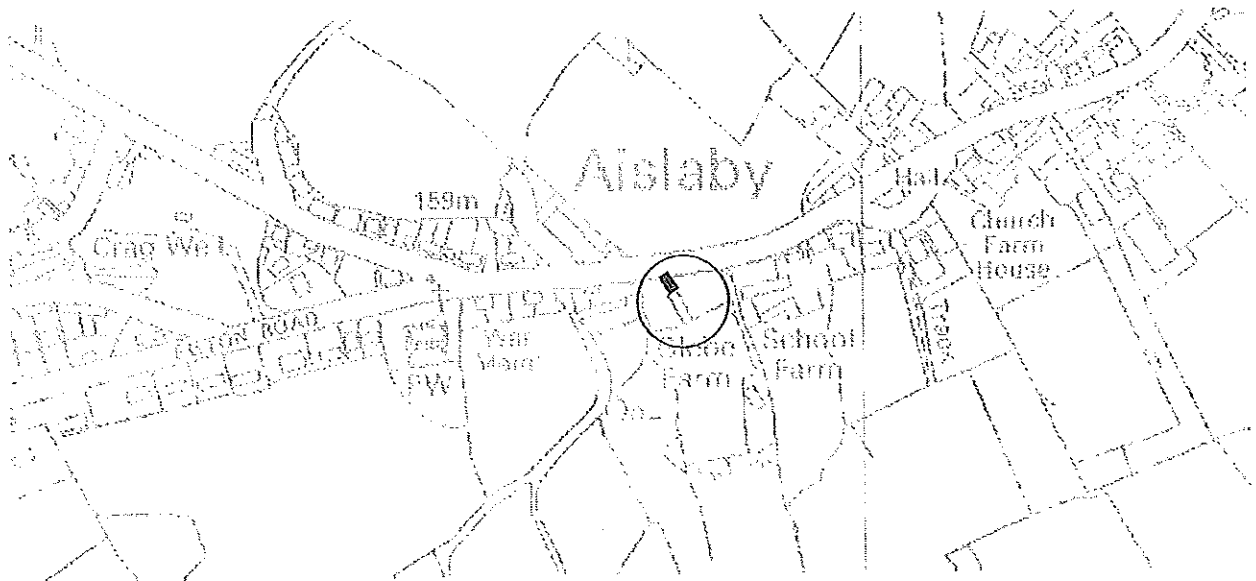


Figure 2. Site location (2)

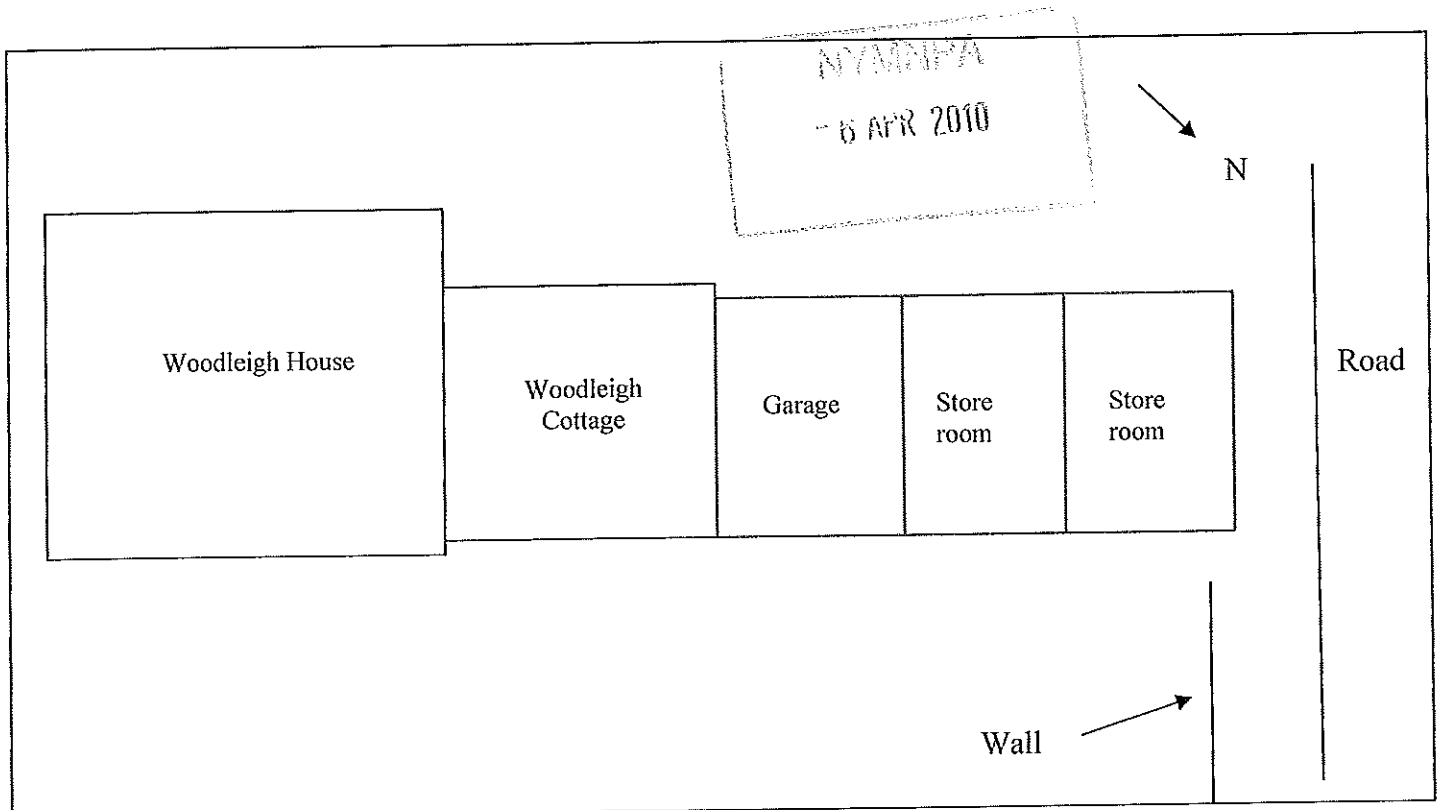


Figure 3. Schematic of site

Key:
Red outline: building surveyed.

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The site consists of an out-building constructed of local stone with an unlined slate roof. The building has 3 distinct sections; a garage and two store rooms. The middle store room has a second level which could be accessed and the end store room has, in the past, had a second level but the wooden boards have been removed and only the beams remain.

4.3 Internal and External Building Inspections

No evidence of bat activity was found during the survey. Potential bat habitat was identified in the form of crevices as a result of decaying masonry and loose roof tiles and open roof spaces.

All crevices were thoroughly inspected and there was no evidence, in the form of bat droppings or grease marks to suggest bat usage. Only three internal crevices; less than ten external crevices were identified during the survey.

Internally, the beams and walls were covered in cobwebs; there was no evidence of bat activity in the form of droppings or feeding waste (moth wings) on the floor or walls.



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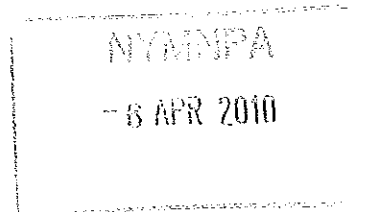
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5 DISCUSSION & ANALYSIS

The external wall crevices and loose roof tiles offer potential solitary summer roosting and hibernation habitat for crevice dwelling bat species such as pipistrelles (*Pipistrellus sp.*), whilst the open roof spaces provide suitable roosting habitat for certain bat species, such as brown long-eared bats (*Plecotus auritus*) and some *Myotis spp* that commonly fly within buildings.

The level of crevice habitat is very low and as evidence within such crevices is usually protected from decay, it is likely that had bats previously used this potential habitat some evidence would have been found.

Internally, because of the dry undisturbed conditions under which bat droppings would have accumulated and been visible to the surveyor, if present, such evidence would also have been identified during the internal inspection.

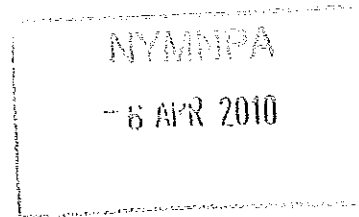


6 CONCLUSION

The scoping survey identified potential bat habitat but did not identify any evidence of bat activity within the site. The results strongly suggest that bats are not currently using the building and as such, an emergence survey is not deemed necessary and there are no issues relating to bats which would prevent the renovation going ahead.

There is always the possibility that bats may inhabit potential habitat in the future. Appropriate mitigation provided within Section 7 of this report will reduce the risk of harm to bats during the proposed works.

The findings of this report are valid for one year; if the proposed work is not completed by the 14th January 2010, the building will need to be resurveyed.



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7 RECOMMENDATIONS

7.1 Bat Mitigation Measures

- Because the loose roof tiles offer suitable occasional roosting opportunities for bats in summer and hibernation habitat in winter, the roof will be dismantled carefully and by hand between mid-September to mid-October period, or the mid-April to mid-May period.
- Where possible all external crevices will remain un-pointed.
- If crevices are to be re-pointed, to ensure any bats that may use these crevices in the future are not entombed within the crevice, prior to re-pointing, the full depth of the crevice will be investigated using a suitable torch to ensure bats are absent. If a bat is identified the crevice should be left un-pointed.
- If the crevice does not need to be re-pointed any bats found can be left alone and the work does not need to be stopped. However, if a bat does need to be removed either the bat helpline should be contacted on 01539 620168 or MAB Environment & Ecology Ltd can be contacted for assistance on 01845 537845/07815 594093.

7.2 Bat Compensation Measures

If all external crevices are to be re-pointed during the redevelopment of the building, replacement habitat should be provided through the;

- Installation of an appropriate bat box. Appropriate designs are shown in appendix 3. One of these boxes should be placed on the southern external wall of the building about 0.25 metres from roof.

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8 REFERENCES

Mitchell-Jones, A.J. (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough.

Mitchell-Jones, A.J. & McLeish, A.P. 2004. *Bat Workers Manual*. J.N.C.C.

Parsons, K., Crompton, R., Graves, R., Markham, S., Mathews, J., Oxford, M., Sheperd, P.,
Sowler, S. (2007). *Bat Surveys - Good Practice Guidelines*. Bat Conservation Trust, London.

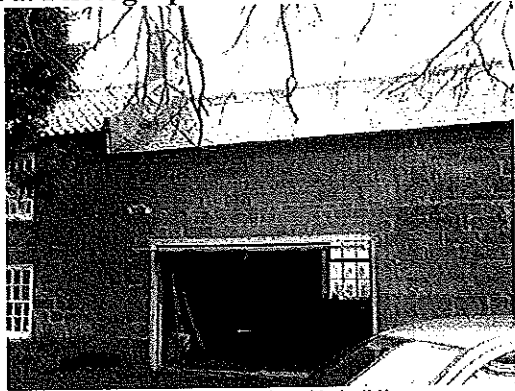
Websites Accessed

<http://www.jncc.gov.uk/page-2910>. Accessed 17/10/08

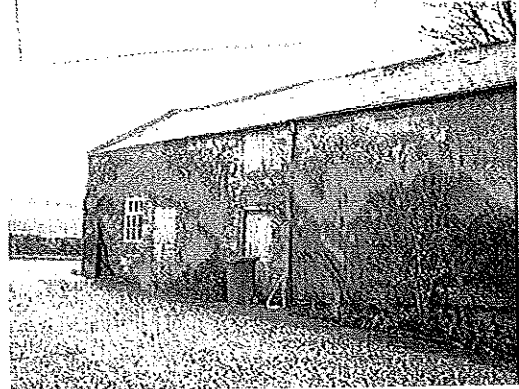


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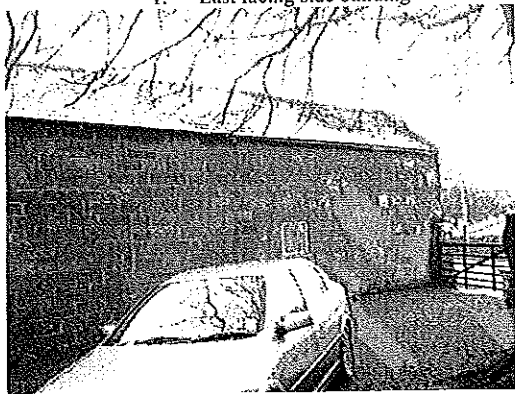
APPENDIX 1. Photographs



1. East facing side building



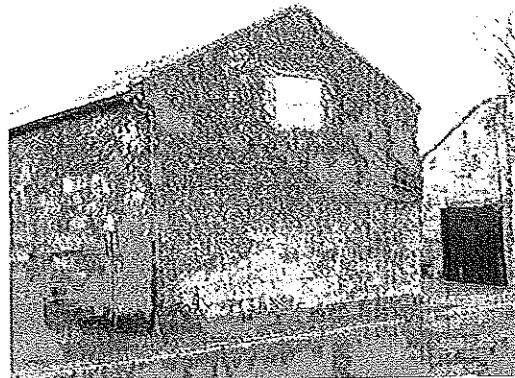
5. West facing side of building



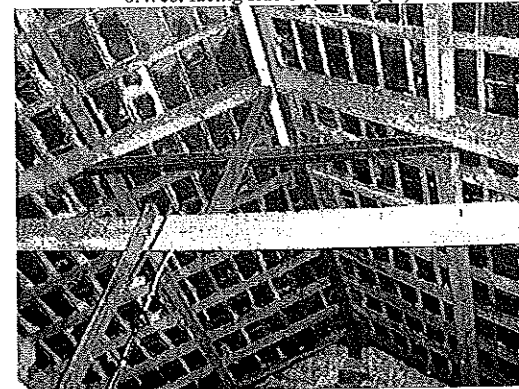
2. East facing side of building (2)



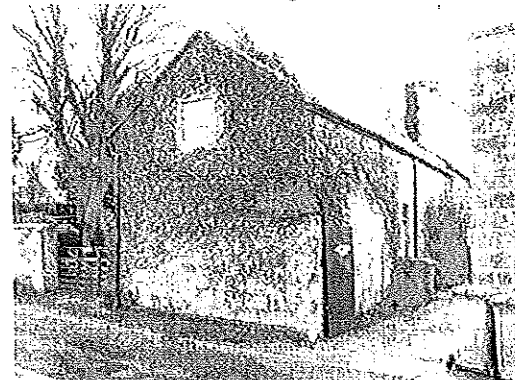
6. West facing side of building (2)



3. North facing end of building



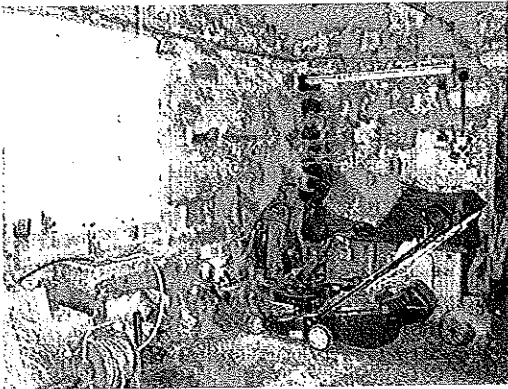
7. Roof (internal)



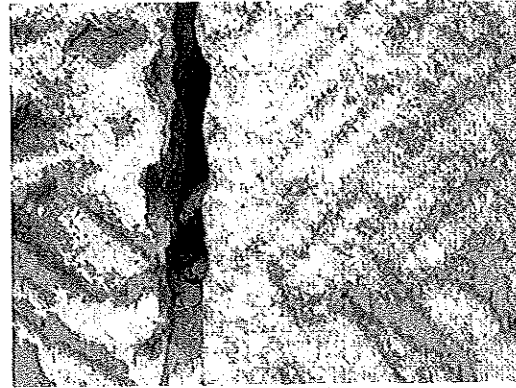
4. North and west facing end of building



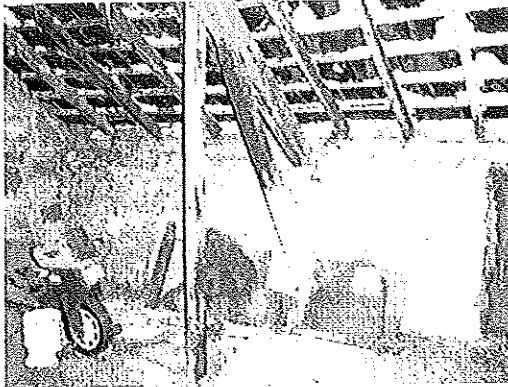
8. Undisturbed second storey floor of middle store room



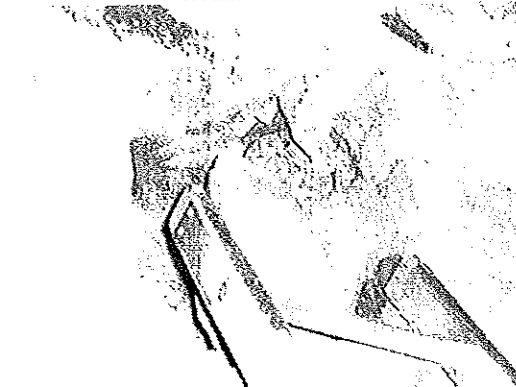
9. Inside garage section



13. External crevice



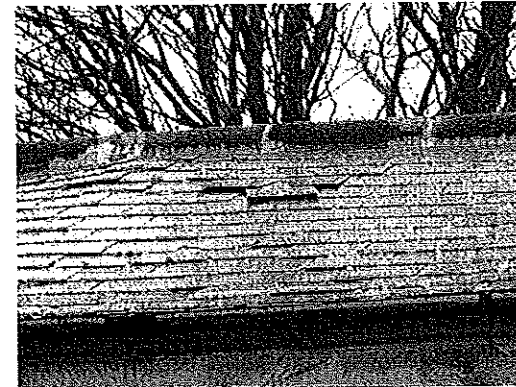
10. Roof line of middle store room



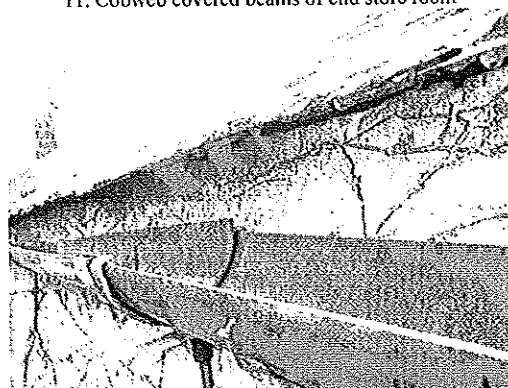
14. Internal crevice



11. Cobweb covered beams of end store room



15. Loose roof tiles



12. Eaves: tiles fit snug to wall

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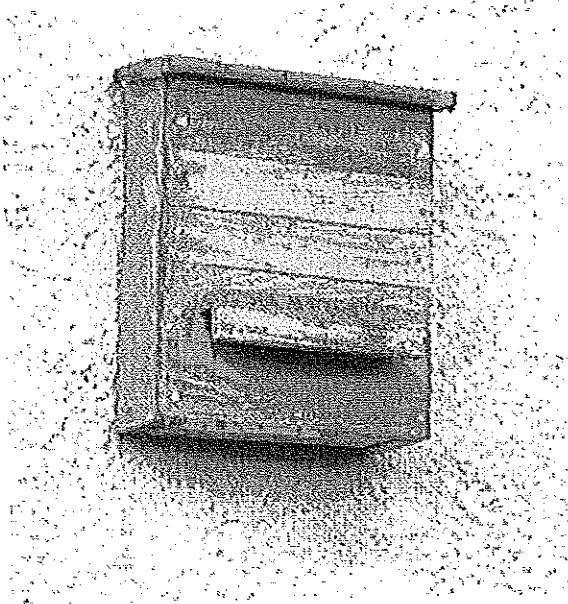
APPENDIX 2. Desk Study Data

Species	Site	Grid ref.	Quantity	Date	Comment
Unknown	6 Esk Valley, Grosmont	NZ8406		03 Sep 1985	Summer roost
Unknown	Low Newbiggin House, Aislaby, Whitby	NZ8407	300	17 Jun 2002	Maternity roost
Pipistrelle species	The Intake, Aislaby, Whitby	NZ8508	20	06 Jul 2002	Summer roost
Brown Long-eared Bat	The Intake, Aislaby, Whitby	NZ8508	15	06 Jul 2002	Summer roost
Unknown	Sleights	NZ8606		04 Sep 2004	2 dead bats found under bed.
Unknown	Woodlands Nursing Home, Woodlands Drive, Sleights	NZ861080		18 Feb 1988	
Unknown	Toft House, Aislaby	NZ863089		12 May 2005	Droppings and some emergence observed
Brown Long-eared Bat	117 Coach Road, Sleights, Whitby	NZ866074	1	15 Aug 2001	Bat seen in loft.
Common Pipistrelle	Sleights new bridge	NZ867081		17 Sep 2005	Feeding under arch with other species
Pipistrelle species	5 Orchard Road, Sleights, Whitby	NZ868077		13 Jul 1997	Roost
Unknown	2 Carr Hill Lane, Briggswath, Whitby	NZ869083	1	02 Sep 2002	Bat on bathroom wall.
Unknown	13 Carr Hill Lane, Briggswath, Whitby	NZ869086	1	16 Aug 2002	Bat in house.
Unknown	45 Iburndale Lane, Sleights, Whitby	NZ870072	12	02 Aug 2001	Summer roost.
Unknown	65/67 Birch Avenue, Sleights	NZ870073		23 Sep 1986	Bat evidence, but none seen.
Common Pipistrelle	The Old Smithy, Dunsley	NZ858109	1	21 Sep 2007	Feeding
Noctule Bat	The Old Smithy, Dunsley	NZ858109	1	21 Sep 2007	In flight
Myotis bat sp.	The Old Smithy, Dunsley	NZ858109	1	21 Sep 2007	Feeding

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APPENDIX 3. Bat Boxes



This bat box is hand-crafted English oak with a lead covered roof, and a single internal baffle to provide a large area of bat roosting space.

Our boxes have an intricate internal baffle design made from sustainable birch ply to provide a range of crevices with differing temperature profiles.

Suitable for all bats

Details:

35 x 28 x 11 cm

Guaranteed 20 yrs.

<http://www.yorkshirebatbox.co.uk/>

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APPENDIX 4. 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 Habitats Regulations it is an offence to deliberately disturb animals of a European protected species (EPS) where the disturbance is likely to significantly affect the ability of any significant group of animals of that species to survive, breed or rear or nurture their young or likely to significantly affect the local distribution or abundance of the species. Natural England 2007.

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 received.

Licences can only be issued if Natural England is 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 government circular: Biodiversity and Geological Conservation - Statutory Obligations and their Impact within the Planning System (ODPM Circular 06/05) clearly 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

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before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision'.

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