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Cobb Farm, Ravenscar

Bat Survey, August 2010.

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Notes.	This report contains sensitive information concerning protected species and caution should be exercised when copying and distributing to third parties.	

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1.0 INTRODUCTION

1.1 Background Information

- 1.1.1 In August 2010, Wold Ecology was commissioned by Chris Hall Architects to undertake a bat survey at Cobb Farm, Ravenscar (approximate National Grid Reference NZ 97730 00329) in North Yorkshire (see 2.9.1: Site Location Plan and 2.10).
- 1.1.2 The survey focused on single stable block and the proposed work will involve the demolition of the stable block. A bat survey is required prior to works commencing in order to prevent the potential injury/disturbance of bats and the disturbance/obstruction of their roosting places and as a requirement of the planning application process (ODPM Circular 06/2005 Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System).
- 1.1.3 The survey involved :
- Daytime assessment.

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2.0 SURVEY AND SITE ASSESSMENT

2.1 Pre-existing information on bats at the survey site.

2.1.1 Currently there is no pre-existing information on bats at the site. Data for the 10km grid square NZ90 shows no records of bats (NBN Gateway 2010). However, this is not evidence of bat absence from the immediate locality of Cobb Farm.

2.2 Status of species present in Yorkshire

Table 2.2 highlights the regional and national status of bat species present in Yorkshire.

Table 2.2 Status of Bat species in Yorkshire

Bats	UK Status	UK Distribution	Yorkshire Distribution
Common Pipistrelle	Not threatened	Common & widespread	Common & widespread.
Soprano pipistrelle	Not threatened	Common & widespread	Less common than common pipistrelle but fairly widespread.
Brown long-eared	Not threatened	Widespread	Widespread.
Noctule	Not threatened	Widespread (except in Ireland)	Widespread.
Daubenton's	Not threatened	Widespread	Widespread.
Natterer's	Not threatened	Widespread (except N & W Scotland)	Present
Brandts	Endangered	England and Wales	Few confirmed records.
Whiskered	Endangered	England, Wales, Ireland & S Scotland.	Present.
Noctule	Vulnerable	England, Wales, S Scotland.	Widespread
Leisler	Vulnerable	Widespread throughout the British Isles, except N Scotland.	Rare (locally common in West Yorkshire).
Barbastelle	Rare	England.	No records since 1950's.

Source - <http://www.nyorkbats.freeseve.co.uk/bats.htm>

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2.3 Objective of survey

In order to fulfil the brief, the site was visited and assessed on 5th August 2010. This was to determine whether the building on site is occupied by bats. The work involved the following elements:

- An on site daytime inspection survey for actual and potential bat roosts.
- An assessment of the on-site potential for bats and the likelihood of their presence.
- Produce a non-technical summary of the legal implications behind bat presence.
- Report the findings of the field survey work and identify recommendations for a potential mitigation strategy.

2.4 Survey area

2.4.1 The survey area targeted a single stable (see 2.9 and 2.10).

2.5 Habitat description

2.5.1 Cobb Farm is located 1km to the south of Ravenscar village, in a rural location. The site is surrounded by arable and grazed pasture with large, open fields prominent. The site is exposed and overlooks the North Sea that lies less than 2km to the east. Habitat connectivity is poor with Cobb Farm isolated from connecting hedgerows and woodland edges.

2.5.2 A summary of the surrounding habitat is (radius of < 2km from the site):

- Buildings – farm buildings and residential properties.
- Hedgerow – fragmented.
- Harwood Forest.
- Staintondale Moor.
- Arable.
- Grazed pasture.
- North Sea.

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2.6 Field survey**2.6.1 Daytime Survey**

2.6.1.1 The daytime assessment identified whether the area had any signs of residency and/or bat usage. This took the form of a methodical external search, for actual roosting bats and their signs. Specifically, the visual survey involved:

- Assessment for droppings on walls and windowsills;
- Scratch marks, staining and potential entrance and exit holes;
- The presence of dense spider webs at a potential roost can often indicate absence of bats and;
- Assessment of crevices and cracks in the buildings to assess their importance for roosting bats.

Equipment used and at hand included:

- Binoculars;
- Cluson 1 million candle power lamp and;
- Dart Endoscope.

2.6.1.2 Timing

The daytime assessment survey was conducted at 1100. The duration of the survey was 40 minutes.

2.6.1.3 Personnel

The daytime survey was conducted by Chris Toohie, Project Manager of Wold Ecology with 3 years field experience of surveying bats and holds a Natural England scientific licence (20101386).

2.6.1.4 Weather conditions

Table 2.6.1 Weather Conditions

Climate	Survey Duration	
	Start	Finish
Time	1100	1140
Wind speed	12mph	No change
Wind direction	SE	No change
Rainfall	None	None
Cloud cover	40%	No change
Temperature	21°C	1°C

2.7 Results

2.7.1 Daytime Survey

2.7.1.1 The single storey stable is currently used for storage and comprises block work walls and a pitched, corrugated asbestos roof. The roof is intact and gaps are present behind the sheets on the gable ends. Close inspection of the gaps revealed that the crevices greater than 20mm had cobwebs and no depth to support roosting bats. Numerous skylights in the roof ensure that internally, the stable is bright and well lit. The metal ridge piece is unsuitable for bats due to the fluctuating and high temperatures during sunny periods. The block work has few gaps but inspection with an endoscope revealed cobwebs and no evidence of roosting bats. The gaps are also shallow and unlikely to be used by roosting bats. The timber windows and doors are tight fitting with no gaps present and limited access into the stable. Internally, the stable is supported by smooth sawn timbers and metal roof supports. There were no signs of roosting bats or bat activity and the building has no features to support roosting bats. Consequently, the building has a LOW POTENTIAL of bat interest (see 2.9. and 2.10 figures 1-3).

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2.8 Interpretation and evaluation

2.8.1 Presence/absence

2.8.1.1 The information collected to date is based on the findings of one visit to the property in August 2010. No bats or signs of bat activity were observed during the survey.

2.8.1.2 Currently, from the data collected during one visit, the likelihood that bats are present within the building to be demolished is unlikely. This is supported by the fact that the building is in good condition with very few roosting opportunities for bats, the building comprises modern steel and concrete materials, it is situated on an exposed hillside with very little suitable foraging and commuting habitats in close proximity. The daytime assessment detected no signs of bat usage or activity and very little potential to support roosting bats. Consequently, the impact to bats from the demolition of the stable is considered to be **negligible**.

2.8.2 Site Status Assessment

2.8.2.1 The survey is based on one daytime survey conducted in August. However, due to the absence of suitable features likely to support bats, the building has been assessed as having a LOW potential of bat interest (see section 7.2.4.1).

2.8.3 Constraints

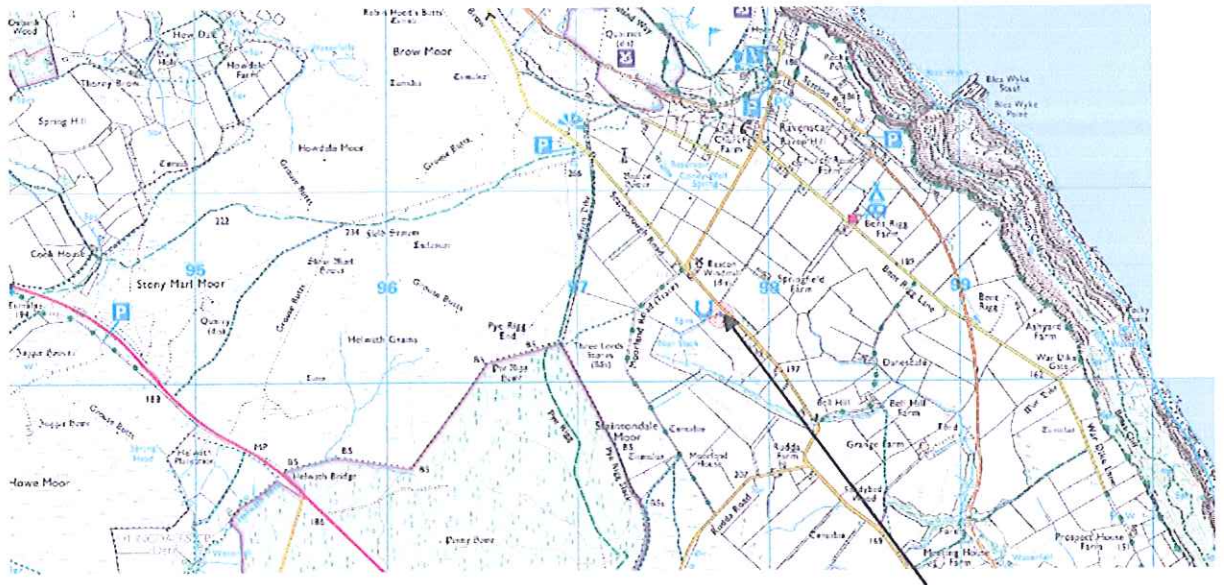
2.8.3.1 A detailed internal inspection was not undertaken.

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2.9 Maps of the survey area

2.9.1 Location Map



Cobb Farm

2.9.2 Aerial Photograph



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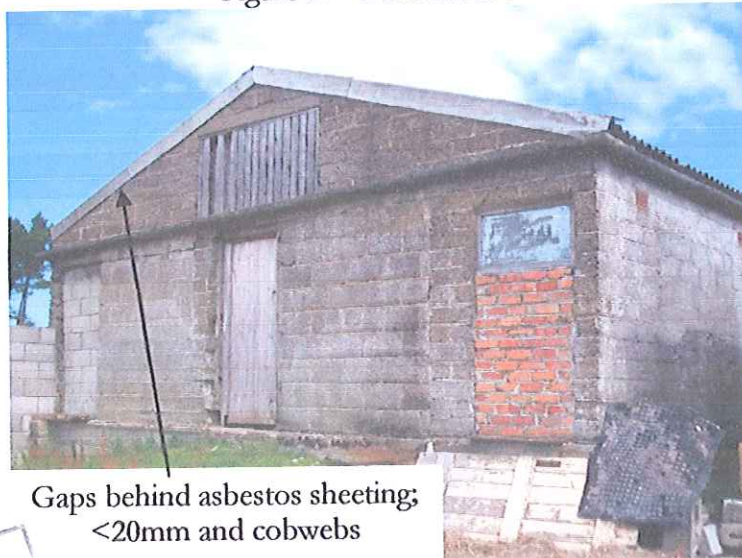
2.10 Photographs of key features

Figure 1 – East elevation

Gaps behind asbestos sheeting;
<20mm and cobwebs

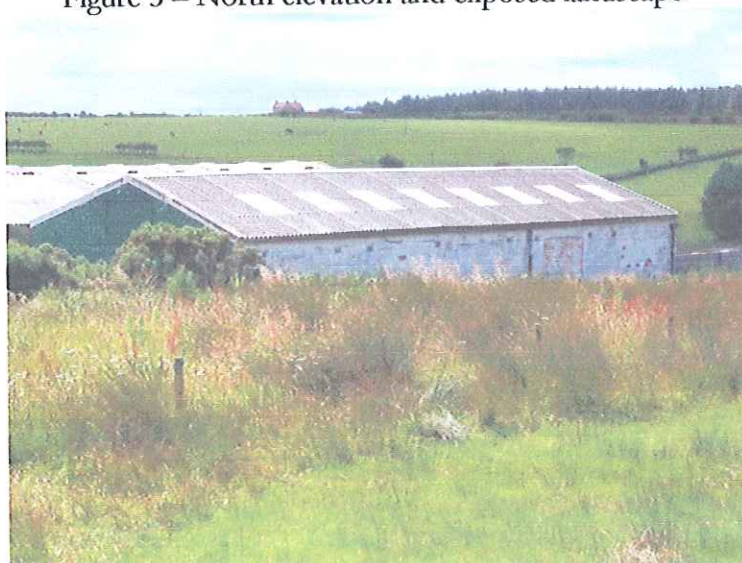


Figure 2 – West elevation



Gaps behind asbestos sheeting;
<20mm and cobwebs

Figure 3 – North elevation and exposed landscape.



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3.0 IMPACT ASSESSMENT

- 3.1 The stable at Cobb Farm has been assessed as having a LOW potential of bat interest (see 7.2.4.2). This has been determined by the absence of signs of bat activity/usage on site and absence of features likely to support a number of roosting bats in both hibernacula and summer roosts.
- 3.2 Based on the current information, the stable does not support a bat roost. However, bats are by nature highly mobile and secretive mammals and there is always a possibility that bats may turn up at a site at any time. Therefore, taking into consideration all the information collected to date, it has been determined that the proposed development would pose none/negligible impacts to local bat populations.

4.0 MITIGATION & COMPENSATION

4.1 Legal Protection

- 4.1.1 Legal obligations towards bats are generally concerned with roost protection. All developments, known to contain bat roosts, require a licence from Natural England (see 7.1.11 – 7.1.16). Under Section 9 of the Wildlife and Countryside Act (1981), it is an offence for anyone without a licence to kill, injure, disturb, catch, handle, possess or exchange a bat intentionally. It is also illegal for anyone without a licence to intentionally damage or obstruct access to any place that a bat uses for shelter or protection. As no bat roosts were detected during the survey, the demolition of the stable would not require a Natural England development licence. However, the following procedures highlighted in Section 4.2 should be adopted during the demolition work. Section 4.2 identifies working practices or precautions necessary to avoid injury or death to any bats that may be present in the building.

4.2 Method Statement

- 4.2.1 **This statement should be copied to contractors and all those involved with demolition, timber treatment, roofing and building works, whose work may affect bats and their roosts on site. These are the recommendations for demolition, even though bats have not been found.**

4.2.2 Locating Bats

Bats are by nature highly secretive, mobile mammals, therefore bats and their roosts can be very difficult to detect. A pipistrelle bat is capable of roosting in a crack measuring 20mm. In order to reduce any unnecessary disturbance, injury or death of any late discoveries of individual bats roosting in the buildings the following procedures should be implemented. Common roosts locations must be checked. These include:

- Underneath roof sheeting;
- Crevices in brickwork and gaps in mortar;
- Mortice joints and;
- Roof timbers including ridge beams and rafters.

4.2.3 Working Approach

Careful removal by hand of all fittings and fixtures as describe in 4.2.2. Wall

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more tolerant towards.

4.2.9.3 Urban gardens and recreation areas can provide good foraging grounds for bats. Green areas can be improved by growing night-scented flowers and other flowers favoured by insects. Suitable species include:

- Foxglove *Digitalis purpurea*
- Cowslip *Primula veris*
- Red campion *Silene dioica*
- Marjoram *Origanum vulgare*
- Ox-eye daisy *Leucanthemum vulgare*
- Red clover *Trifolium pratense*
- Evening primrose *Oenothera biennis*.
- Honeysuckle *Lonicera perichyenum*.
- Wild Clematis *Clematis virginiana*

More information on suitable planting to encourage bats obtained from The Bat Conservation Trust (www.bats.org).

4.2.9.4 Leaving areas of uncut grass and providing open water will attract insects. Trees and shrubs in gardens will provide cover and additional feeding grounds

4.2.9.5 Bat boxes

4.2.9.5.1 Specially designed bat boxes can be located on site. Schwegler Bat Boxes are recommended and well tested boxes:

4.2.9.5.2 The following bat boxes provide additional roost habitats and are available from Wold Ecology:

- The **2F** is the most popular general purpose box, particularly attractive to the smaller British bats such as pipistrelle. It comprises a simple design with a narrow entrance slit on the front and is ideal for trees.
- The rectangular shape makes the **1FF** ideal for attaching to the sides of buildings and trees or in sites such as bridges. It has a narrow crevice-like internal space to attract pipistrelle and noctule bats.
- The **1FQ** is an attractive box designed specifically to be fitted on the external wall of a house, barn or other building. Equally appealing to bats as a roost or a nursery, it features a special porous coating to help maintain the ideal temperature inside along with a rough sawn front panel to enable the bats to land securely.

4.2.9.5.3 The majority of these boxes are self-cleaning as they are designed so that the droppings fall out of the entrance. This reduces the possibility of smell during the summer months. For more information on designs and installation of bat boxes see: www.schwegler-natur.de and www.bct.org.uk.

4.2.9.5.4 Wold Ecology recommends that 2 bat boxes are sited on buildings within Cobb farm. The boxes should be installed on south, east or west elevations and at least 4m high.

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5.0 SUMMARY

- 5.1 There was no evidence to suggest the presence of bats and in its current condition; it is extremely unlikely that the stable supports a bat roost. It is considered that the proposed demolition will have none/negligible impacts on bat species. The method statement outlined in section 4.2, details the best working practice and precautions to be taken to avoid breaking the law and must be followed and provided to all contractors involved with the demolition of the building.
- 5.2 As no bat roosts were identified on site, a Natural England licence is not required to develop the site. However, bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994. If any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made ware of this requirement and given Natural England's contact details.
- 5.3 If demolition of the stable should be delayed until winter, the **initial** start of the work should avoid late October – early April. This will ensure that bats are not disturbed at a vulnerable time of year (see 7.1.7). A hibernation survey must be conducted if the planned start date of the development falls into this period.
- 5.4 Habitat enhancement for bats should be implemented as outlined in section 4.2.8, in order to improve foraging opportunities to bats in the local area.
- 5.5 Species list within this report may be forwarded to the local biodiversity records centre to be included on their national database. No personal information will be sent. Please contact Wold Ecology if you do not wish the species accounts and six figure grid reference to be shared.
- 5.6 Whilst the survey provided detailed information on bats, no bird's nests were observed in the building. All nests should remain undisturbed and intact until after the breeding bird season – 1st March to 31st August. There was no potential of barn owls *Tyto alba* roosting in the building as access was restricted with no suitable openings suitable for barn owls.

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Mitchell-Jones, A.J. & McLeish, A.P. (1999) 'The bat workers' manual' 2nd edition. Joint Nature Conservation Committee.

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The Bat Conservation Trust (electronic 2002) www.bats.org.uk Much additional information is available on bats at this website.

Habitat Management for Bats. (2001). A guide for land managers, land owners and their advisors. JNCC.

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7.0 APPENDICES

7.1 Background to Bats - Bat Biology.

7.1.1 There are currently 17 species of bat native to the United Kingdom. Bats roost in a variety of places such as caves, mines, trees and buildings. Woodlands, pasture, ponds and slow flowing rivers or canals provide suitable feeding areas for bats as they support an abundance of suitable insect forage. Bats tend to feed during the first two to three hours after sunset and again before dawn, when insect activity is at its most intense (JNCC 2004).

7.1.2 Bat activity over the course of a year reflects the seasonal climate and the availability of food as follows (The Bat Conservation Trust, undated):

January - March - insect prey is scarce and bats will hibernate alone or in small groups.

April - May - insects are more plentiful and bats will become active. They may become torpid (cool and inactive) in bad weather. Females will start to form groups and will roost in several sites.

June - July - females gather in maternity roosts and give birth to young, which are suckled for several weeks. Males roost alone nearby.

August - September - mothers leave the roost before the young. Bats mate and build up fat for the winter.

October - December - Bats search for potential hibernacula. They become torpid for longer periods and then hibernate.

7.1.3 Bats do not stay in the same roost throughout the year. They have different requirements of roosts at different times of the year. During late April/May the bats leave their winter roosts and the females come together to form 'nursery roosts', these usually consist of pregnant females along with a few non-breeding and immature females. At this time the males roost either singly or in small numbers.

The single offspring is born during late June early July and can fly within 3-5 weeks.

7.1.4 Typical roost sites are cracks and crevices in buildings and other structures but more typically under hanging tiles, slates, soffits and cavity walls of fairly modern buildings or holes and splits in trees.

7.1.5 The conditions needed by bats for hibernation require the maintenance of a relatively stable low temperature (2 – 6°). Suitable sites include; old trees, caves, cellars, tunnels, and icehouses.

7.1.6 Whilst the summer roosts consist of single species (although 2 – 3 species can be found within one large structure but occupying separate roost sites), winter sites often consist of 4 – 6 different species of bat, although there is often niche separation.

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- 7.1.7 Bats have a complex social structure based on 'meta populations' and also utilise other transitional or intermediate roost sites. The several different types of roost, which bats occupy throughout the year, are as follows:

Daytime summer roosts are usually cool and secluded and are where bats wait for their next feeding opportunity.

Nursery/maternity roosts where young are born and are usually quite warm. Young spend their first few weeks here before they become independent.

Temporary night roosts are used for shelter nearer to feeding areas if the weather is bad. They are also used for short periods between dusk and dawn to save returning to the main roost.

Mating roosts are set up by the males, where they attempt to attract females for mating.

Hibernacula are those roosts in which bats hibernate over winter. These have to be cold and free from any temperature fluctuation. The coldness enables bats to lower their body temperature and become torpid. This saves a lot of energy, enabling them to survive on the fat stores within their bodies that they have built up throughout the summer.

- 7.1.8 The main threats to bats include:

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- Habitat loss (e.g. deforestation)
- Loss of feeding areas as a result of modern forestry and farming practices.
- Use of toxic agrochemicals and remedial timber treatment chemicals.
- Disturbance and damage to bat roosts.

- 7.1.9 Bats have been in decline both nationally and internationally during the latter part of the 20th Century. Bats require a variety of specific habitats in order to meet the basic needs of feeding, breeding and hibernating and are therefore extremely vulnerable to change such as the loss of flight lines through the removal of hedgerows.

- 7.1.10 It is thought that even the two most common and widespread bats, the common pipistrelle and the soprano pipistrelle, have declined by an estimated 70% (1978-1993 figures). There are a number of bat species, which are now considered seriously threatened with one species, the greater mouse-eared bat being classed as extinct as it is no longer breeding in the U.K.

- 7.1.11 All European bats are listed in Annex IV of the EC Directive 92/94/EEC 'The Conservation of Natural Habitats and of Wild Fauna and Flora' as being in need of "strict protection". This is translated into British Law under Statutory Instrument No. 2716 Conservation (Natural Habitats & c.) Regulations 1994. British bats are included under Schedule 5 of the Wildlife & Countryside Act 1981. They can therefore be described as a 'fully protected' or 'protected' species.

- 7.1.12 Under Section 9 of the Wildlife and Countryside Act (1981) it is an offence for anyone without a licence to kill, injure, disturb, catch, handle, possess or exchange a bat intentionally. It is also illegal for anyone without a licence intentionally to damage or obstruct access to any place that a bat uses for shelter or protection

(i.e. a roost). This holds true even for sites that are not currently occupied, as bats can return to roosts year after year. The Bat Conservation Trust recognises bat roosts for up to 5 years after being vacant (Anon 2004).

7.1.13 Under the Regulations it is an offence to:

- Deliberately capture or kill any wild animal of a European Protected species.
- Deliberately disturb any such animal.
- Damage or destroy a breeding site or resting place of such a wild animal.
- Keep, transport, sell or exchange, or offer for sale or exchange, any live or dead wild animal (or plant) of a European protected species, or any part of, or anything derived from such a wild animal.

7.1.14 The species is also listed in Appendix II of the Bonn Convention (and its Agreement on the Conservation of Bats in Europe) and Appendix II of the Bern Convention (and Recommendation 36 on the Conservation of Underground Habitats). Although these are recommendations and not statutory instruments.

7.1.15 Natural England is the Government body responsible for nature conservation. Local planning authorities must consult them before granting planning permission for any work that would be likely to result in harm to the species or its habitat. Natural England issue “survey” licenses for survey work that requires the disturbance or capture of a species for scientific purposes. They also issue “conservation” licenses that are required for actions that are intended to improve the natural habitat of a European protected species or to halt the natural degradation of its habitat.

7.1.16 “Development” licences are issued by Natural England for any actions that may compromise the protection of a European protected species, including bats, under the Conservation (Natural Habitats, &c.) Regulations 1994. This includes all developments and engineering schemes, regardless of whether or not they require planning permission.

7.1.17 The UK Biodiversity Action Plan states that although the pipistrelle is one of the most abundant and widespread bat species in the UK, it is still thought to have undergone a significant decline in the latter part of this century. The main factors cited for causing loss and decline include;

- A reduction in insect prey abundance, due to high intensity farming practice and inappropriate riparian management.
- Loss of insect-rich feeding habitats and flyways, due to loss of wetlands, hedgerows and other suitable prey habitats.
- Loss of winter roosting sites in buildings and old trees.
- Disturbance and destruction of roosts, including the loss of maternity roosts due to the use of toxic timber treatment chemicals.

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7.2 Significance of bat roosts, appraising the nature conservation value;

7.2.1 The significance of bat roosts should be appraised against the following table. Where the extent of the bat roost is unclear a precautionary approach should be taken in evaluating the significance of the roost and the highest potential category should be selected.

Table 7.2.1 Appraisal of significance of bat roosts.

Scale	Summary	Examples
International	Any significant roosting sites for European Annex 2 species	Barbastelle bat roosts are only known applicable feature in East Anglia.
National	Any roosts qualifying as SSSI under the EN criteria.	Details of criteria are given in 9.1.2 Site Selection Guidelines for Biological SSSIs.
Regional	Any significant bat roosts and features, equivalent in interest to qualifying a site as a Country Wildlife Site.	Breeding and hibernation roosts of most species.
Local	All other sites supporting feeding bats as Wildlife and Countryside Act protected species.	Bats foraging within a structure, night roosts and minor transition roosts.

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7.2.2 Site Selection Guidelines for Biological SSSIs

7.2.2.1 The following statements are made in respect of selecting SSSIs for bats in JNCC (1989) and JNCC (1998) in Section 13;

Sub-section 1.9 Reason for notification

“The bats have become a major focus of conservation concern in Britain, and all 15 species are protected through Schedule 5 of the 1981 Act. The mouse-eared bat is now virtually extinct in Britain and other species, most notably the two horseshoe bats, are threatened. Some species, for example the barbastelle, are so rare that little is known about their conservation status, but other species appear to be declining in numbers. All bats are vulnerable, through their use of a relatively small number of sites for communal roosting and breeding, often in buildings; so legal protection against disturbance and taking has been an effective conservation measure. Enhancing the protection of key sites through the SSSI mechanism can be helpful, but the notification of sites in buildings, particularly domestic dwellings, needs to be considered carefully if it is to have the desired effect.”

Sub-section 3.3 basis of selection

“The selection of bat roosts is on a national basis except for certain mixed hibernacula in AOSs where large roosts are unknown.”

Sub-section 3.3.4 Barbastelle, Bechstein’s and grey long-eared bats

“All of these are rare species with no or very few breeding roosts known. Any traditional breeding roosts should be considered for selection if found.”

Sub-section 3.3.5 Natterer's, Daubenton's, Whiskered, Brandt's, Serotine, Noctule and Leisler's bats

"These species are reasonably widespread and it would be difficult to justify the notification of breeding roosts except in the most exceptional circumstances. These might include exceptionally large colonies with a long history of usage of a particular site. In general, protection of roosts of these species should come under section 9 of the 1981 Act."

Sub-section 3.3.6 Pipistrelle and brown long-eared bat

"These two species are widespread and more common than the above. Protection should rely on section 9 of the 1981 Act."

Sub-section 3.3.7 All bat species – mixed assemblages

"Large hibernacula of mixed species are very important and sometimes spectacular, but perhaps number only 20 sites in total. On a national basis, all hibernacula containing (a) four or more species and 50 or more individuals, (b) three species and 100 or more individuals or (c) two species and 150 or more individuals should be selected. In some parts of Britain such large sites are unknown, so alternatively in these areas one hibernaculum site per AOS containing 30 or more bats of two or more species may be considered for selection."

"Because of the complications associated with the notification of sites in buildings, the appropriate CSD mammal's specialist should be consulted over the selection of all such sites."

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7.2.3 Current status of bats in the UK.

7.2.3.1 The current known status of bats as given by the Bat Conservation Trust is shown in Table 6.

Table 7.2.3 Status of bats.

Species	Status of Population Nationally
Whiskered/Brandt's	Endangered
Natterer's	Not Threatened
Daubenton's	Not Threatened
Noctule	Not Threatened
Serotine	Vulnerable
Pipistrelle 45	Not Threatened
Pipistrelle 55	Not Threatened

7.2.4 Definitions of potential to support bats.

7.2.4.1 Low Potential.

Buildings in this category fall into two main types:

- Generally well maintained without cracks and crevices, no gaps between bargeboard or soffit and wall or without an attic space.
- Contain some or all of the above features but are both draughty and thick in cobwebs or contain strong odours such as solvents, diesel, etc.

It must be borne in mind that a building from this latter group can become suitable for bats due to refurbishment. This often happens to houses once the attic space has been cleaned and under felted prior to timber treatment.

In a non-residential property no licence is required for development to a building classified as **Low potential to support bats**.

7.2.4.2 Medium Potential

- The buildings here contain many sites suitable for roosting bats although no obvious signs were recorded during the survey. In exposed conditions on large buildings the signs of bat usage such as droppings and urine marks can be obliterated by heavy rain.
- Occasionally a light scattering of droppings will be recorded in an attic or a semi-derelict building, which is considered by the surveyor unsuitable for use as a bat roost or may be used occasionally as a night perch or feeding post. The medium probability of bat interest can be used based on the surveyor's experience
- Whilst no licence is required for development to a non-residential building classified as **Medium potential to support bats**, it is often best practice to conduct sensitive roof stripping or architectural salvaging to minimise any possible disturbance and to employ mitigation techniques.

7.2.4.3 High Potential

- This group includes buildings with known roosts or signs of bat occupancy such as droppings and staining at a roost entrance. The description of high probability buildings will also contain an indication as to the time of the year when it will be occupied by bats i.e. summer – nursery roost. Winter – hibernation.
- If the building/buildings fall into the high probability group then the area of bat interest should be identified on site with the contractors to ensure that work does not affect the bats roost.
- If it is thought the work will have a direct effect on the bat roost and is unavoidable then advice must be sought from the Species Office for Natural England and derogation licence obtained prior to any of the work proceeding.

7.2.5 Further information on Bats

7.2.5.1 Review of Bat Legislation

Bats are fully protected under the Wildlife and Countryside Act 1981 and the Conservation (Natural Habitats &c) Regulations 1994. The Act and Regulations include provisions making it illegal to intentionally or deliberately kill, injure or capture (take) bats or deliberately or recklessly disturb bats (whether in a roost or not) or damage, destroy or obstruct access to bat roosts.

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7.2.5.2 Review of Bat Ecology

All British bats have two main types of roost (a) A summer or nursery roost and (b) A winter or hibernation roost.

a. Summer Nursery or Breeding Roost.

During late April/May the bats leave their winter roosts and the females come together to form 'nursery roosts', these usually consists of pregnant females along with a few non-breeding and immature females. At this time the males roost either singly or in small numbers.

The single offspring is born during late June early July and can fly within 3-5 weeks.

Typical roost site are cracks and crevices in buildings and other structures but more typically under hanging tiles, slates, soffits and cavity walls of fairly modern buildings or holes and splits in trees.

b. Winter or Hibernation Roost

The conditions required by bats for hibernation are the opposite of the warm dry summer roost, often being cold and wet, and where a relatively stable low temperature (2 – 6^o) can be maintained. Suitable sites include; old trees, caves, cellars, tunnels, and ice houses.

Whilst the summer roosts consist of single species (although 2 – 3 species can be found within one large structure but occupying separate roost sites), winter sites often consist of 4 – 6 different species of bat, although again there is often niche separation.

c. Bats have a complex social structure based on 'meta populations' and also utilise other transitional or intermediate roost sites.

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