

NYM / 2011 / 0409 / FE



Chris Needham  
Ecoloserve  
Sergeants House  
36 Edderthorpe Lane  
Darfield  
Barnsley.  
S73 9AT



Geoff Hodgson  
Close, Granger, Gray and Wilkin  
28 Market Place  
Guisborough  
Cleveland.  
TS14 6HF

Date 7th July 2011

Dear Geoff

Re: Bat Scoping Survey: Lingers Hill Farm, Thorpe Lane, Robin Hoods Bay, Whitby

These days I use as many photographs as possible in the reports to allow the reader to get a better understanding of the site. In those days, and the survey was carried out on the 13th March 2008, the report layout is based on the Natural England format i.e. no photographs. As a result I cannot remember the site. However, the report stated that - 'there is no roof space or crevices suitable for roosting bats that is isolated from the weather conditions. Wind could be felt blowing under the roof tiles and along the under sheeting and wooden slats'.

Therefore, if the condition of the building remains the same, that is to say that no further structural work has been carried out on the building since the survey, then I would say it was safe to continue with the proposed development.

Kind Regards  
Chris Needham BSc. (Hons.) MSc. MIEEM

NYM / 2011 / 0 4 0 9 / FL



Bat Survey  
Lingers Hill Farm  
Robin Hoods Bay  
Whitby  
North Yorkshire.



~~NYM / 2011 / 0409 / FL~~

Bat Survey carried out by;  
Christopher Needham BSc. (Hons) MSc. MIEEM  
Ecoloserve Ltd.  
Sergeants House  
36 Edderthorpe Lane  
Darfield  
Barnsley.  
S73 9AT

Client;  
Close, Granger, Gray and Wilkin  
28 Market Place  
Guisborough  
Cleveland  
TS14 6HF

Address of Bat Survey;  
Lingers Hill Farm  
Thorpe Lane  
Robin Hoods Bay  
Whitby  
North Yorkshire.

Report Prepared By	Date
Print <i>Chris Needham</i> Signed	<i>22nd March 2008</i>

NYM/NPA  
27 JUN 2011

NYM / 2011 / 0409 / FL

All information regarding the location of protected species is **HIGHLY CONFIDENTIAL** and **MUST NOT** be circulated beyond that which is strictly necessary.

**A) Contents**

B) Introduction

C) Survey and Site Assessment

D) Impact Assessment

E) Mitigation

F) Summary

G) References

H) Diagram (appendices)

Report compiled in concise format.

NYMNP  
27 JUN 2011

NYM / 2011 / 0409 / FL

## **B) Introduction**

### Background to development

Christopher Needham was commissioned by Close, Granger, Gray and Wilkin (site architects) to undertake a bat survey at an outbuilding at Lingers Hill Farm, Thorpe Lane, Robin Hoods Bay, Whitby. A planning application is to be submitted to the local authority to develop the buildings into a living accommodation.

## **C) Survey and Site Assessment**

C1 Pre-existing information was not available on protected species at the survey site.

### **C2 Status of Protected Species in the Local/Regional Area.**

All bats in the United Kingdom are fully protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, & c.) Regulations 1994. It is an offence to damage or destroy any bat roost, intentionally or recklessly obstruct a bat roost, deliberately, intentionally or recklessly disturb a bat or intentionally kill, injure or take any bat.

Bat roosts are protected against damage, destruction or obstruction, irrespective of whether or not bats are present at the time, and that current guidance issued by Natural England state that once bats have occupied a roost, it is, under normal circumstances, protected indefinitely.

### **C3 Objective(s) of Survey.**

To discover if bats were utilising or could potentially use the outbuilding at Lingers Hill Farm, Thorpe Lane, Robin Hoods Bay, Whitby.

### **C4 Survey Area.**

The area to be surveyed consisted of the buildings outlined in Diagram 1, see appendices.

NYM/NDP  
27 JUN 2011

NYM / 2011 / 0409 / FL

### **C5 Habitat Description.**

The building to be surveyed is part of Lingers Hill Farm. Presumably at one time the building would have been used as part of the farm for keeping a few cattle or horses. Now the building is used as a relatively small storeroom to hold household equipment such as bathroom suites.

The building is a single storey building, stone built with 18" wide walls and pantile roof tiles. There is waterproof under sheeting under the roof tiles in half of the building and wooden slats are present in the other half of the roof. The rooms in the building are open from floor to roof. There is an old wooden platform in a section of one half of the building with steps up to it. At the side of the building there is a metal roofed lean-to and a wooden shed at the other side of the building.

Lingers Hill Farm is on a hillside overlooking the old town of Robin Hoods Bay and the North Sea. The surroundings consists mostly of old houses although there are newer built properties in the village. The village itself has many mature trees.

### **C6 Field Survey.**

#### **C6.1 Methods.**

The building was assessed on its suitability for bat roosts.

The perimeter of the building was thoroughly examined for signs of bats and potential bat access / exit points. There is no access to the rear of the property so a section at the rear of the building had to be examined at distance with binoculars as the building backs directly onto other properties and gardens.

The whole interior of the building was thoroughly examined for signs of bats.

NYM NPA  
27 JUN 2011

NYM / 2011 / 0409 / FL

Equipment taken to the site consisted of;

- Ladders (not used)
- Hand held lamps
- Head lamps (not used)
- Compass
- GPS unit Explorist 500 (not used)
- Tally counter (not used)
- Swarovski 10 x 40 binoculars
- Endoscope PV 300
- Batbox Duet (not used)
- Canon A710 digital camera

#### **C6.2 Timing.**

The survey was carried out on the 13th March 2008.

#### **C6.3 Weather Conditions.**

Cloudy day with occasional bright spells. 11 degrees centigrade. Westerly wind.

#### **C6.4 Personnel.**

The survey was carried out by;

Christopher Needham, who is a member of the South Yorkshire Bat Group has been an ecologist for 14 years and is a full member of IEEM.

Natural England bat licence number 20073103.

#### **C7 Results.**

Hibernating bats require a place that has a constant temperature free from changes in weather conditions. There is no roof space or crevices suitable for roosting bats that is isolated from the weather conditions. Wind could be felt blowing under the roof tiles and along the under sheeting and wooden slats. No signs of bats were found.

NYM  
27 JUN 2011

---

**C8 Interpretation and Evaluation**

NYM / 2011 / 0409 / FL

The results reveal that no signs of bats were found. The surrounding area has mature trees and old buildings that are much more likely to have conditions within them that are more suitable for roosting bats.

**D) Impact Assessment.**

Work on the building should be allowed to proceed. Single bats, usually pipistrelle, can turn up in all types of unusual places. It is always stressed in cases like this that in the unlikely event that a bat is found, work should stop immediately and advice sought from the person that carried out the bat survey or Natural England.

**E) Mitigation and Compensation.**

No mitigation and compensation measures are necessary.

**F) Summary.**

The survey revealed that no signs of bats were found at the building at Lingers Hill Farm, Thorpe Lane, Robin Hoods Bay.

**G) References.**

Mitchell-Jones A.J. McLeish, A.P. (2004) *Bat Workers Manual* (3<sup>rd</sup> Edition). Joint Nature Conservation Committee.

Mitchell-Jones A.J. *Bat Mitigation Guidelines* 2004. English Nature.

