

## Bat Survey Report

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



Date of Survey: 07 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 07<sup>th</sup> September 2010 at the North 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: North side of the road, High Barns, Whitby Laithes, 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 North of the road and to the side 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 (excluding the space between the felting and the tiles) 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 Laithes Farm	NZ927095	07 Jun 2006	In flight. Commuting west to east in thick fog
Whiskered / Brandt's Bat	Whitby Laithes 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.

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Methodology:

An examination of the site was made, on the 7<sup>th</sup> 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 7<sup>th</sup> 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 19.45 and 20.45. The time of sunset was 19.40, there was no rainfall and the cloud cover was about 87.5%. There was a strong breeze from the East and the temperature was recorded as being 15 degrees Celsius.

Results of survey:

On the 7<sup>th</sup> September a detailed examination of the property was conducted. This found that the building is used to store implements, was stone built and had an underdrawn pan tile roof. The pointing on the walls seemed in reasonably good condition. To the West side are two wooden doors with gaps to the sides and top. No signs of bats were found within the main part of the property. To the north is a lean to type extension which has a corrugated iron roof supported on wooden ridges to the underside. To the West side is a wooden door. To the East side the stone wall is more of a dry stone wall than a proper pointed wall. To the North side the wall is made up of stone (in need of pointing) and asbestos sheeting (see appendix 2 for a photo taken from the West looking into the lean to with the door removed). No signs of bats were found within the lean to.

At 20.15 1 Piperstrelle bat (identified by its call) was seen emerging from the pan tile roof at eaves level on the western side of the building. and shortly after this 2 Piperstrelles were seen together to the West of the roof, but it is not clear where the second bat came from other than not the roof of the property being surveyed. Echolocation calls were heard by Whiskered / Brandt's bats but these bats were not seen so that their flight path could not be identified.

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### Impact Assessment

As evidence of Pipistrelle bats were found using the roof mitigation measures need to be in place to limit the impact on them. It is assumed that the roof is being replaced like for like. That is to say that the roof will be underdrawn and the covering will be with pan tiles. Access to the space created by the felt and tiles must also be maintained at eaves level. The roof is not being moved in any way, that is to say rotated, raised or lowered. If this is the case then I can see no reason as to why there should be any loss of habitat and as such no licence should be needed to carry out any works provided this is carried out during the winter months when the bats should be hibernating elsewhere.

Even if a survey does not find any signs of bat activity, it is always possible that individuals may be found during building works. To minimise any problems this may pose, it is recommended that the pan tiles be carefully removed as the first operation. Should any bats be found then all work must stop and further advice must be sought.

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Summary

Evidence was found of Pipistrelle bats using the roof of the main building. Providing the roof is replaced like for like and work is carried out during the winter months then I can see no reason as to why there should be any loss of habitat and as such no licence should be needed to carry out any works.

Unless agreed otherwise a copy of appendix 3 will be forwarded to the North Yorkshire Bat Group so that a better picture of which bats occur in the area can be had.

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Appendices

- Appendix 1: Photo taken from the North of the property showing the lean to type extension.
- Appendix 2: Photo taken from the West looking into the lean to with the door removed.
- Appendix 3: Information to be passed on to North Yorkshire Bat Group
- Appendix 4: Details of surveyor(s) working on this project.





Appendix 3: Information to be passed on to North Yorkshire Bat Group.

Address: North 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 07<sup>th</sup> September 2010.

1 Pipestrelle was seen emerging from the western side at eaves level of the main underdrawn pan tile roof at 20.15.

2 Pipestrelle bats were seen in flight to the West of the main roof.

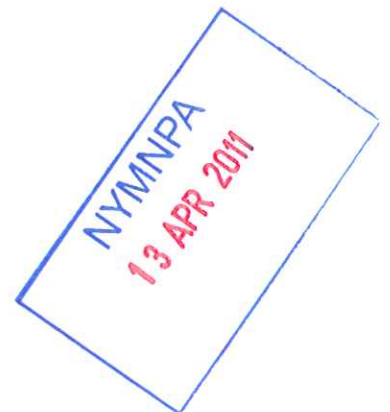
Echolocation calls were heard from Whiskered / Brandt's bats but were not seen so that their flight path could not be identified.

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



Appendix 4: 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.



Appendix 2: Photo taken from the West looking into the lean to with the door removed.



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Appendix 1: Photo taken from the North of the property showing the lean to type extension.



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