

Bat Survey Report

Manor House Farm,
Newholm,
Whitby,
North Yorkshire,
YO21 3QY.



Date of Survey: 12 June 2012.

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- 9 AUG 2013

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Introduction

At the request of Mr. T. Richardson of Manor Garth House, Newholm, Whitby, YO21 3QY, a bat survey was carried out on the 12th June 2012 at Manor House Farm, Newholm. This is necessary as he proposes to convert the existing outbuildings into holiday lets.

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 41 of The Conservation of Habitats and Species Regulations 2010.

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Survey



Site description:

Address: Manor House Farm, Newholm, Whitby, North Yorkshire, YO21 3QY.
OS grid reference: NZ 867 104.
Altitude: 100 meters.

Local planning authority: North York Moors National Park Authority.

The site is approximately 350 m to the North of the A171 as it passes the sign post to Newholm travelling East into Whitby. The outbuildings surveyed are the two buildings marked C on the sketch at appendix 1. Appendix 2 shows the surrounding countryside and appendix 3 is a close up of the various buildings..

The surrounding area is agricultural fields (grazing and arable) with hedges and there is a wood nearby (about 275 m to the North West). The North Sea is about 1 Km to the North.

Limitations:

The survey was carried out in June 2012 this means that any maternity sites should be visible. All of the walls (inside and out) were accessible apart from the western wall which could not be seen from outside the buildings as a neighbouring fence prevents access to that side.

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	13 Carr Hill Lane, Briggswath, Whitby	NZ869086	16/08/02	Bat in house
Unknown	Toft House, Aislaby	NZ863089	12/05/05	Roost
Noctule Bat	The Old Smithy, Dunsley	NZ858109	21-Sep-07	In flight
Common Pipistrelle	The Old Smithy, Dunsley	NZ858109	21-Sep-07	In flight
Myotis bat sp.	The Old Smithy, Dunsley	NZ858109	21-Sep-07	In flight
Unknown	Cherry Tree House, 5 Ridge Lane, Briggswath, Sleights, Whitby	NZ873088	15-Sep-08	Bat in house

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.

Methodology:

An examination of the site was made 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. Live bats were also looked for. An emergence survey was also carried out on 19th and 26th June to make sure that none of the buildings were being used as a roost.

The survey was carried out at 10.00 on the 12th June 2012. The weather was warm (about 18 degrees Centigrade) and sunny with a light breeze blowing. The cloud cover was 12.5%. An emergence survey was also carried out on 19 June between 21.15 and 22.20, sunset time was 21.44. The cloud cover was 0%, the temperature was 18 degrees Celsius and there was no wind. A further emergence survey was carried out on 26 June between 21.15 and 22.20, sunset time was 21.44. A southern wind was blowing at about 35 kph. The cloud cover was 25% and the temperature was 17 degrees Celsius.

Results:

The buildings are stone built with a pantile roof the roof is underdrawn with slats. The pointing on both sides of the wall looked in reasonable condition. Some of the roof tiles had holes in and others were ill fitting. The pointing to the ridge tiles was not brilliant and could possibly allow bat access. There was no evidence of bats found on the outside of the buildings. Likewise no evidence of bats could be found on the inside of the buildings.

Emergence survey results:

The survey carried out on the 19 June 2012 was carried out on the East side of the buildings so that everything except the western facing roof and walls and the northern facing roof and walls could be seen. No bats were seen to be emerging anywhere from the buildings.

The survey carried out on the 26 June 2012 was carried out on the West side of the buildings so that the previously unseen roof and walls could be seen. No bats were seen to be emerging anywhere from the buildings. Three Pipistrelles were seen flying about to the West of the buildings at 22.15.



Impact Assessment

As the buildings looked at are not a roost no mitigation measures need be in place as no adverse impact on local bats is likely.

Even if a survey does not find any signs of bat activity, it is always possible that individuals may be found during building works. Should any bats be found then all work must stop and further advice must be sought.

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Summary

No evidence was found of bats using, or having used the buildings as a roost and as such no mitigation measures need to be in place as it is considered that the proposed development will have no adverse impact on local bats.

Unless agreed otherwise a copy of appendix 1 and 4 will be forwarded to the North Yorkshire Bat Group so that a better picture of which bats occur in the area can be had.

Faint handwritten notes, possibly "NYM 2013" and "0575".

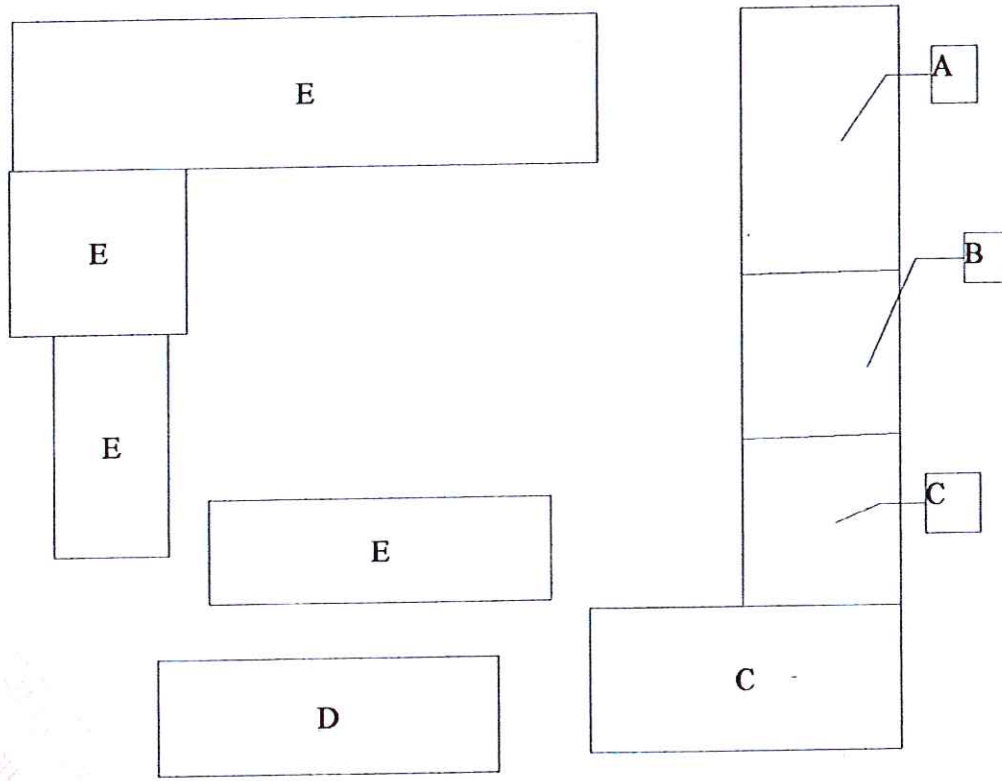
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Appendices

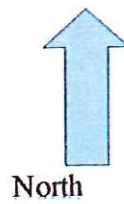
- Appendix 1: Sketch of the various buildings.
- Appendix 2: Surrounding countryside.
- Appendix 3: Close up of the various buildings.
- Appendix 4: Information to be passed on to North Yorkshire Bat Group.
- Appendix 5: Details of surveyor(s) working on this project.

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Appendix 1: Sketch of the various buildings.



Not to scale.



North

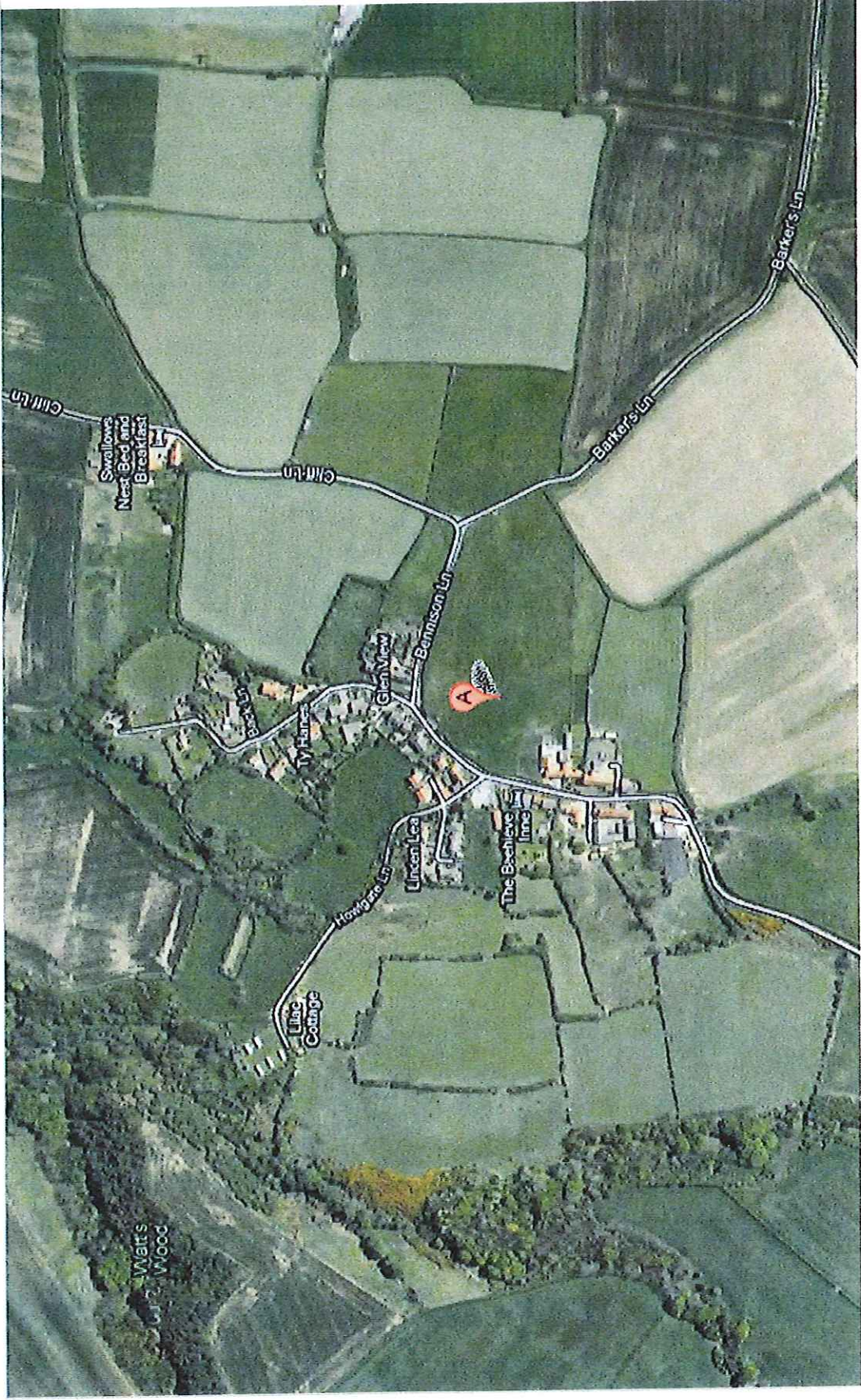
- A: Farm House
- B: Converted outbuildings
- C: Outbuildings to be converted
- D: Dutch Barn
- E: Shed

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Appendix 2: Surrounding countryside.

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Appendix 3: Close up of the various buildings.

Please note that there is now a new building to the South of Manor House Farm which is not shown on the attached map.

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Appendix 4: Information to be passed on to North Yorkshire Bat Group.

Address: Manor House Farm, Newholm, Whitby, North Yorkshire, YO21 3QY.
OS grid reference: NZ 867 104.
Altitude: 100 meters.

The (internal) survey was conducted by Mr. Miles Worrton on the 12th June 2012. An emergence survey was carried out on 19th and 26th June 2012 by Miles Worrton.

The buildings are stone built with a pantile roof the roof is underdrawn with slats. The pointing on both sides of the wall looked in reasonable condition. Some of the roof tiles had holes in and others were ill fitting. The pointing to the ridge tiles was not brilliant and could possibly allow bat access. There was no evidence of bats found on the outside of the buildings. Likewise no evidence of bats could be found on the inside of the buildings.

The survey carried out on the 19 June 2012 was carried out on the East side of the buildings so that everything except the western facing roof and walls and the northern facing roof and walls could be seen. No bats were seen to be emerging anywhere from the buildings.

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



Appendix 5: Details of surveyor(s) working on this project.

This survey was carried out by Mr. Miles Worrton CBIol MIBiol licence number 20120502 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.

