



6, West Lane, Danby, North Yorkshire, YO21 2LY

Mrs Strangeways
North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
York

14 DEC 2015

CP

Dear Mrs Strangeways,

REDMIRE FARM, TRANMIRE, NORTH YORKSHIRE YO212BW

With reference to the above application, please find enclosed bat survey. Unfortunately I was unable to send the survey as an e mail, so have had to revert to the good old paper and ink.

I would confirm that the applicant has asked me to act as agent for this application.

If you require any more information please contact me on 01287 660010.

Thank you for your help.

Best regards

Don Watt

Bat Survey Report:

Redmire Farm, Tranmire, Whitby, YO21 2BW

Report prepared: 5 September 2015

14 DEC 2015

John Drewett Ecology
No Man's Common
Arrathorne
Bedale
DL8 1NA

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1 Executive summary

A bat survey of a house and outbuildings at Redmire Farm, Tranmire was commissioned in connection with a proposal to extend the house and convert the outbuildings to guest accommodation. The outbuildings had previously been surveyed in November 2007, but no work was subsequently carried out.

The current survey was carried out on 25 August 2015.

Common Pipistrelle, Brown Long-eared, Natterer's and Noctule bats were recorded in flight. Two Common Pipistrelle bats and one Brown Long-eared bat were found to be roosting at the site.

The proposed works would impact on roosts of individual Common Pipistrelle and Brown Long-eared bats.

Should planning permission be granted, the project will need to be registered under the Natural England Bat Low Impact Class Licence of John Drewett before any works start. The mitigation method statement in Section 9 of this report must be followed in full.

The surveyed outbuildings support and unusually high number of nesting Swallows, the nest sites of which will be lost if the buildings are converted. The method statement in Section 10 provides advice concerning managing works where nesting birds are present and mitigation to provide alternative nest sites.

2 The survey site

2.1 Location

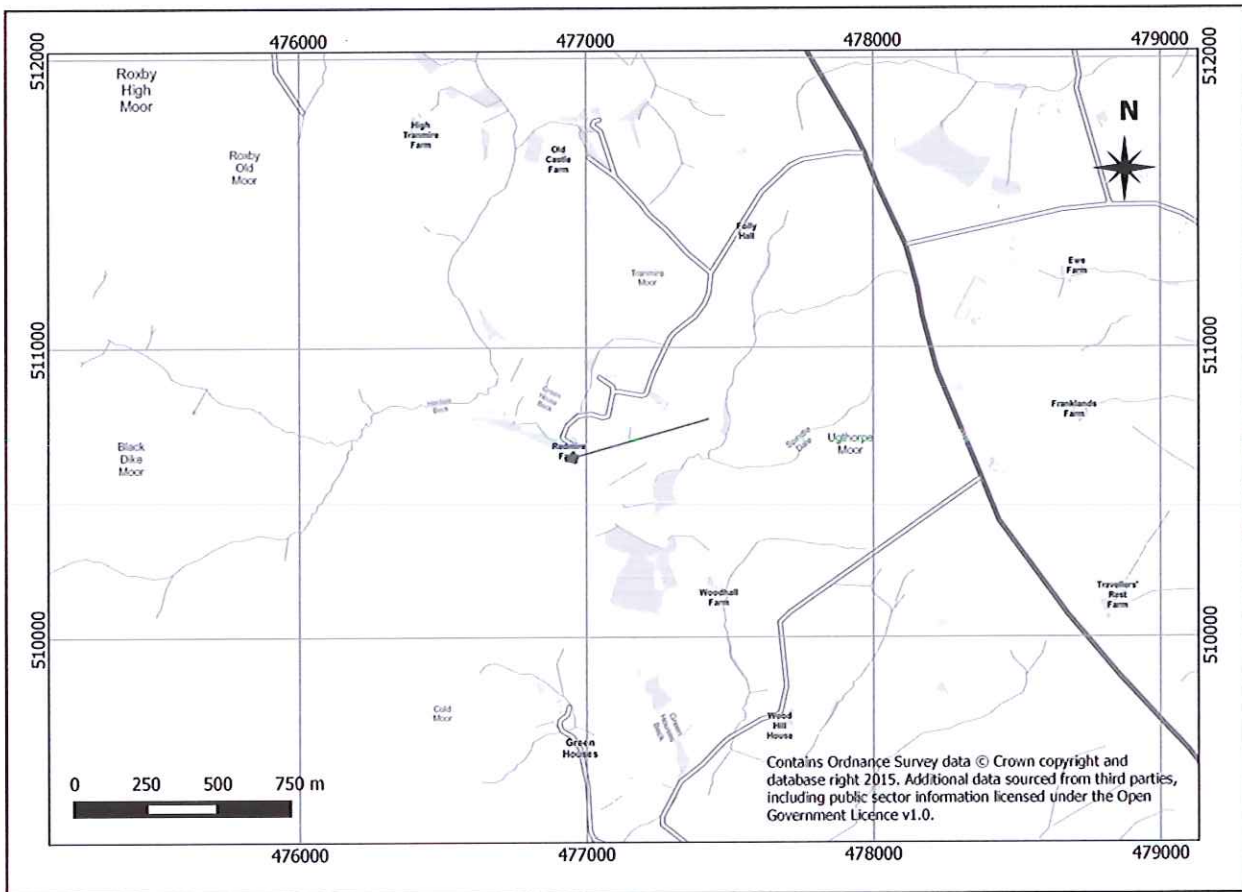


Figure 1: Location map for Redmire Farm, OS Grid Ref. NZ769106

2.2 Site layout

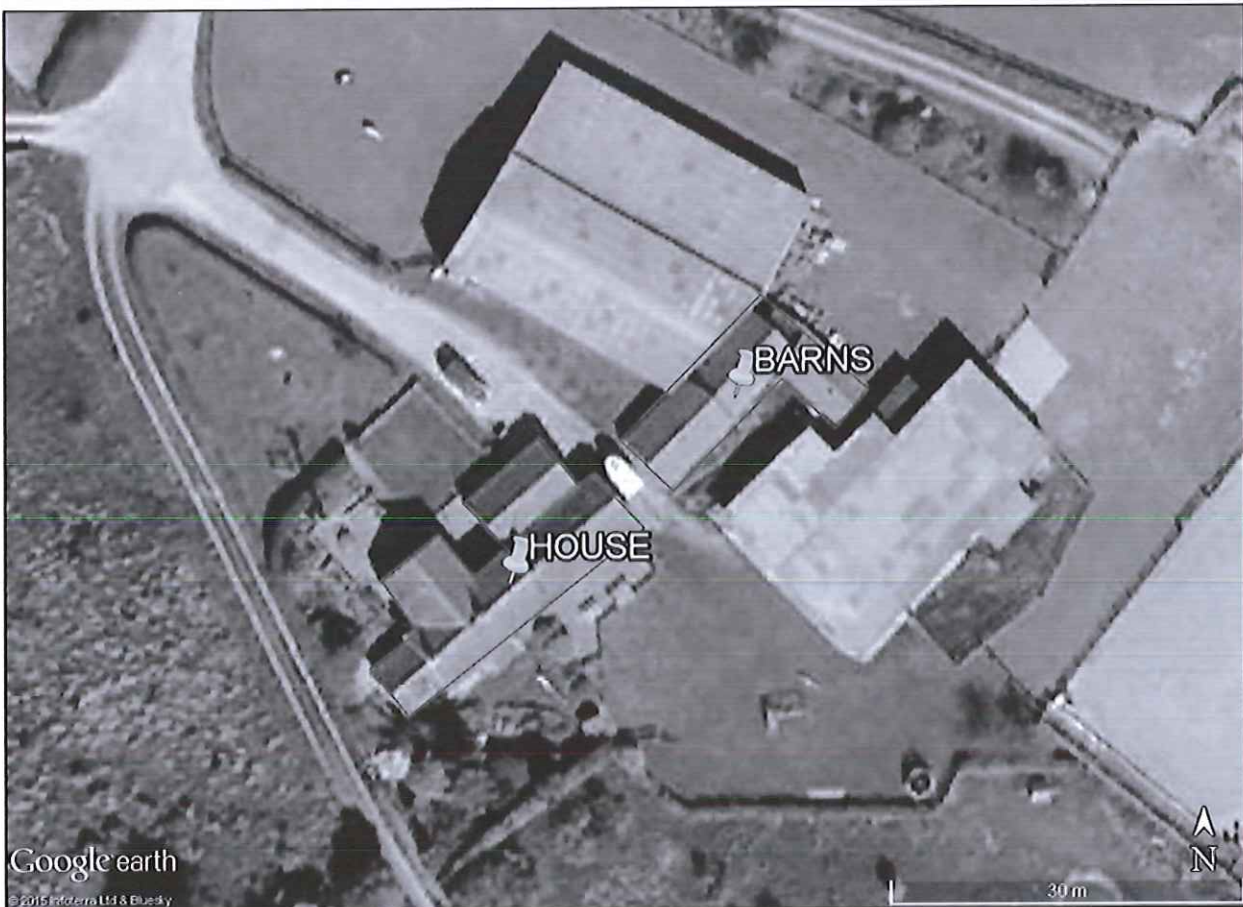


Figure 2: Redmire Farm. Surveyed buildings outlined.

2.3 Site description

The survey site comprises an existing dwelling and range of stone barns. The house is set in a garden with a field to the rear (south-east). There are two large agricultural buildings, one either side of the surveyed barns.

2.4 Surroundings

The surveyed property is located in a narrow valley with hills on all sides.

There are a number of trees to the north of the site along the banks of a small watercourse and other larger trees a little further away. There are some very small woodlands in the vicinity, but generally the landscape is only thinly wooded.

There are a number of small watercourses in the valley draining the surrounding moorlands. These eventually merge with other streams and flow north to reach the sea at Staithes. The property is 2650m SE of Scaling Reservoir.

The valley contains some improved grassland fields. Horses graze the fields nearest the farm, but sheep are also present in the local area.



Figure 3: Aerial view of Redmire Farm and the surrounding countryside

3 Proposed works

The proposal is to build extensions onto the existing dwelling and convert the barns to provide guest accommodation.

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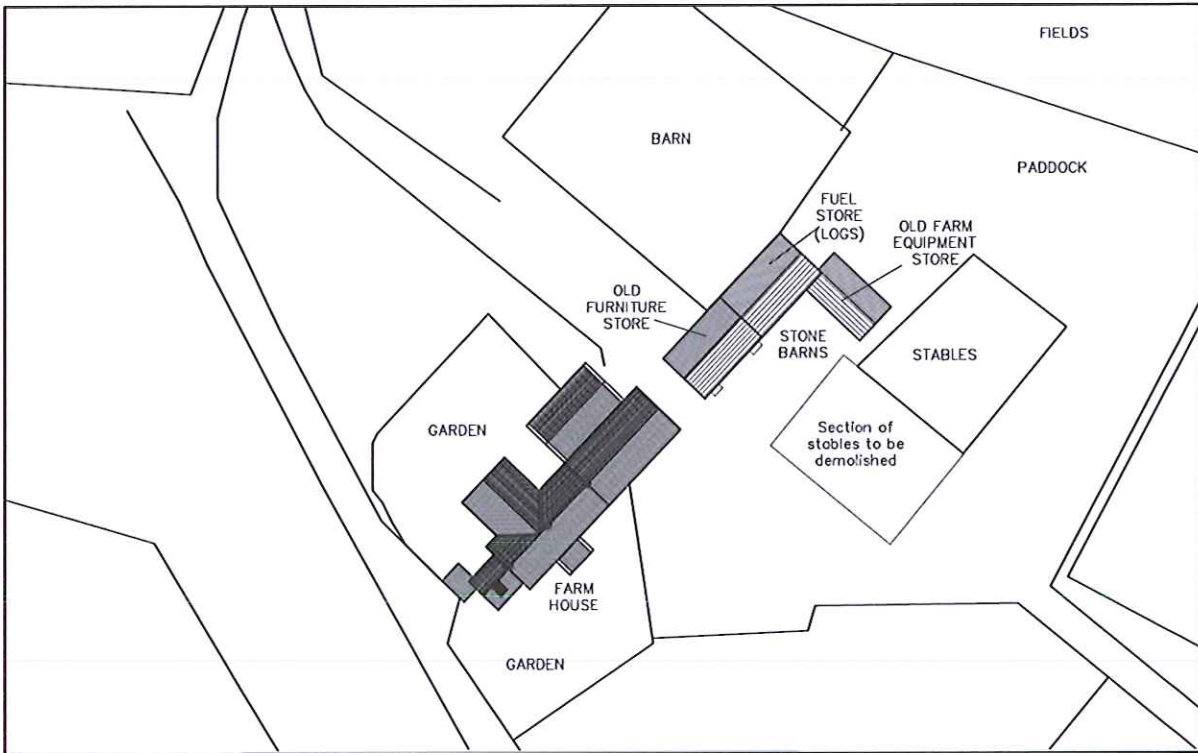


Figure 4: Existing site layout

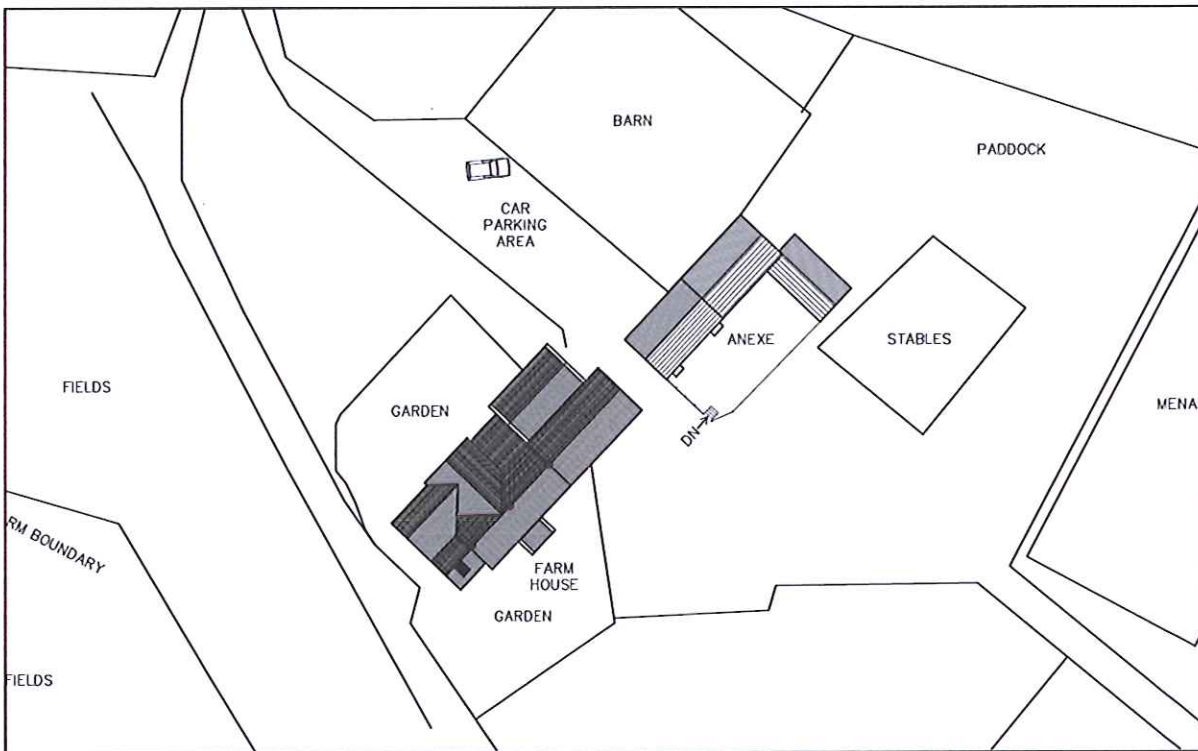


Figure 5: Proposed site layout

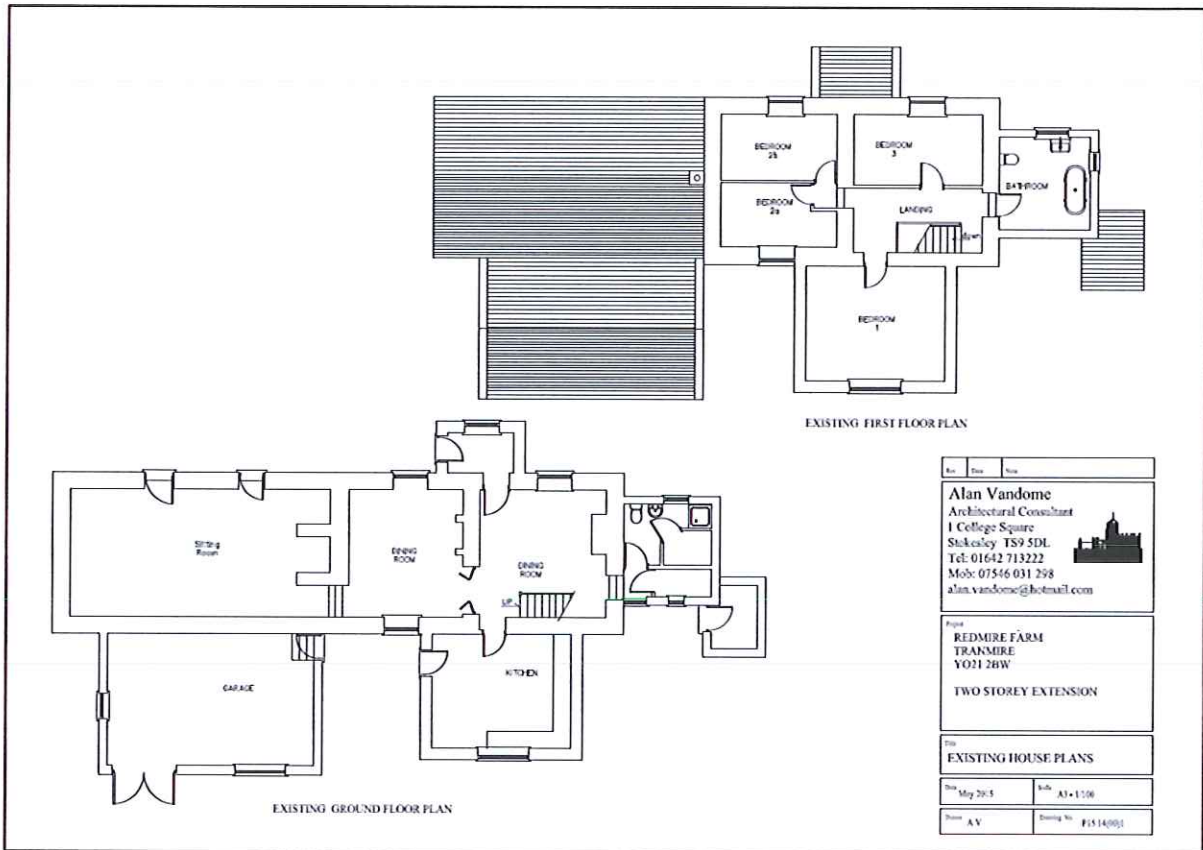


Figure 6: Existing house plans

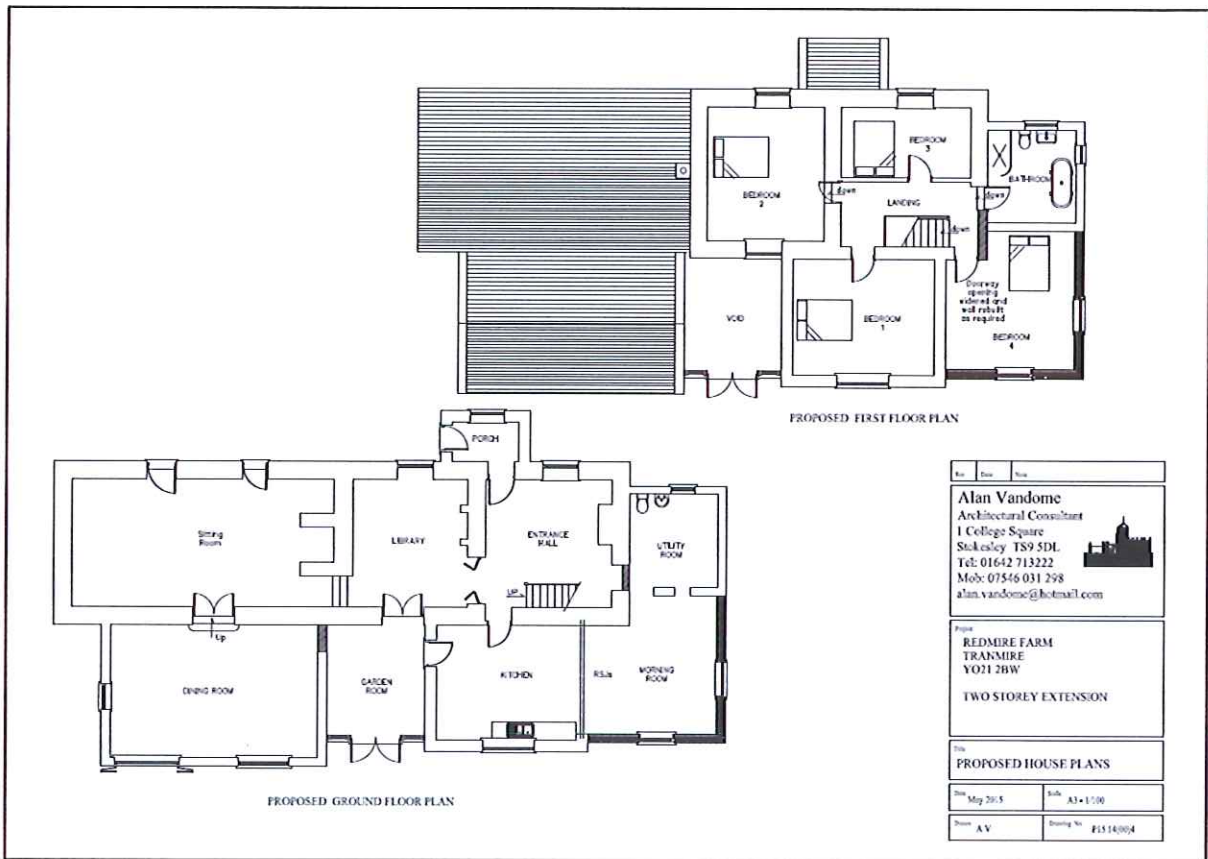


Figure 7: Proposed house plans

4 Survey methods

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4.1 Desk study

- Consulted the Multi-Agency Geographic Information for the Countryside (MAGIC) website at <http://magic.defra.gov.uk> to check if there are any statutory nature conservation designations relating to the site or nearby.
- Asked North Yorkshire Bat Group for records of bats previously recorded within 2km of the survey site to gather any previous information about bats at the site and to put our findings in the context of existing information.
- Researched the features and habitats of the area through the use of maps and aerial photographs.
- Reviewed our previous bat survey report of 2007.

4.2 Field work

- Undertook a survey of habitats and landscape features on the site and within 300m
- Examined each building to record its main features especially those that may be suitable for roosting bats or other protected species.
- Carried out a detailed check of the buildings to look for bat droppings; feeding remains such as moth & butterfly wings; live bats; dead bats; stains and marks on surfaces indicating regular use by bats; urine marks; and areas devoid of cobwebs
- Took photographs of the site, its features and any evidence of bats to illustrate the findings in this report.
- Carried out a bat activity survey at dusk to record bats flying over or past the site, feeding at the site and leaving or entering buildings.
- Recorded weather conditions.

4.3 Surveyors working on the project

<u>Name</u>	<u>Natural England licences held</u>	<u>Survey dates</u>
John Drewett BSc (Hons), MCIEEM	WML-CL20 (Bats); WML-CL21 (Bats Low Impact); WML-CL08 (Great Crested Newts)	25 August 2015
Val Kirk	WML-CL18 (Bats)	25 August 2015
Emma Herod	WML-CL18 (Bats)	25 August 2015
Brigitte Donoghue	Trainee	25 August 2015

4.4 Equipment used

We used a digital camera to record the buildings on site and powerful torches to search for evidence of bats. During the bat activity survey we used the following bat detectors: Bat Box IIID (x2), Bat Box Duet, Magenta 4, Elekon Batlogger, Anabat SD2 and Anabat Express (x3).

5 Existing information

5.1 Designated statutory sites

The survey site is located within the North York Moors National Park.

There are no statutory nature conservation designations applicable to the survey site itself. However, the property is within 100m of North York Moors Site of Special Scientific Interest (SSSI), North York Moors Special Area of Conservation (SAC) and North York Moors Special Protection Area (SPA).

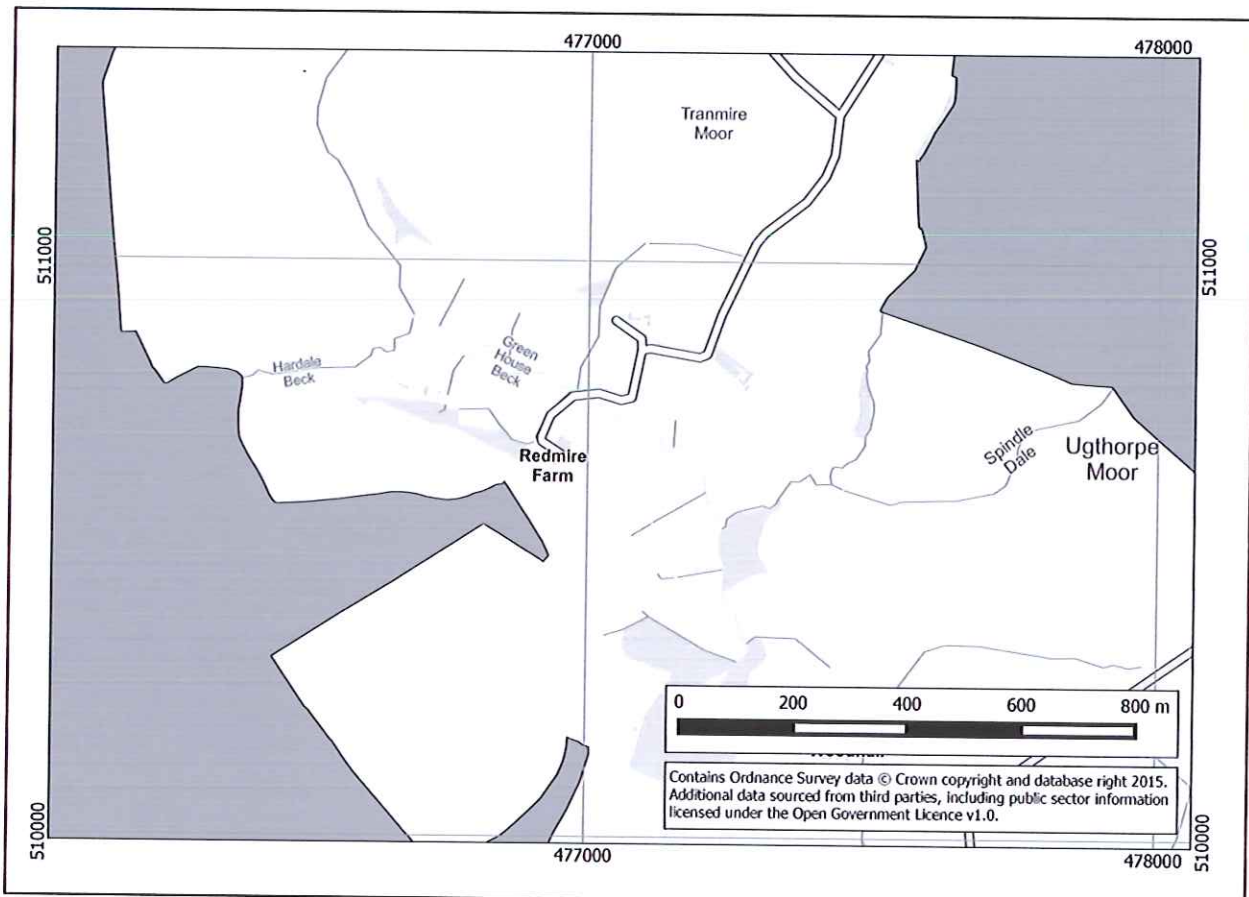


Figure 8: North York Moors SSSI (dark green shading) relative to survey site

5.2 Existing records of protected species

The following records of bats previously recorded within 2km of the site were supplied by North Yorkshire Bat Group. This information has largely been assembled as a result of responding to enquiries from the public about bats. Some recent records have also been supplied by consultants carrying out survey work in connection with proposed developments. It does not, therefore, represent a comprehensive assessment of the local bat fauna.

<u>Species</u>	<u>Site</u>	<u>Grid ref.</u>	<u>Date</u>	<u>Comment</u>
Brown Long-eared	Traveller's Rest	NZ788103	2007	Feeding perch
Brown Long-eared*	Redmire Farm, Tranmire	NZ769106	09 Nov 2007	A few droppings, moth & butterfly wings

<u>Species</u>	<u>Site</u>	<u>Grid ref.</u>	<u>Date</u>	<u>Comment</u>
Unknown	Ugthorpe House, Ugthorpe	NZ792114	16 Sep 2004	Several bats in living areas

* John Drewett Ecology carried out a bat scoping survey of the barns at the site on 8 November 2007. During that survey a few signs of Brown Long-eared bats were found. The work proposed at that time has not been carried out.

6 Buildings

6.1 House

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6.1.1 Description

The house is a one and two-storey detached property, constructed of stone and with a pantile roof. The building appears to be in a good state of repair with no significant crevices in the walls and no missing pointing. There are one or two raised tiles and a little raised lead flashing on the roof. The interior of the building was not examined.



Figure 9: Front (west side) of house



Figure 10: Rear (east side) of house, south end



Figure 11: Rear (east side) of house, north end

6.1.2 Evidence of bats

The interior of the property was not examined so no search for evidence of bats was carried out in this building.

6.1.3 Bat roost potential

The building would appear to have limited bat roost potential, confined to crevices between tiles or under flashing.

6.1.4 Other protected species

None.

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6.2 Stone Barns

6.2.1 Description

These buildings comprise three linked stone barns with pantile roofs, around two sides of a yard. The large agricultural shed to the west touches the west side of the Old Furniture Store and Old Fuel Store. The third building, the Old Farm Equipment Store is at right angles to the others. The buildings reduce in height from the most south-westerly to the most north-easterly.

The roofs are in a reasonable state of repair, but do include a number of raised tiles and there are gaps beneath the tiles along the wall tops. Roofs are lined with Type 1F underfelt, though this is damaged in places.

There are gaps in the walls caused by cracks and missing pointing which could provide bats access to the interior wall fill.

There is an open window and gaps around doors of the tallest barn that would allow bats easy access to the interior. The fronts of the other two sections are largely open and the Old Fuel Store is also open at the back, which would allow bats to pass through the building to and from the large agricultural shed to the west.



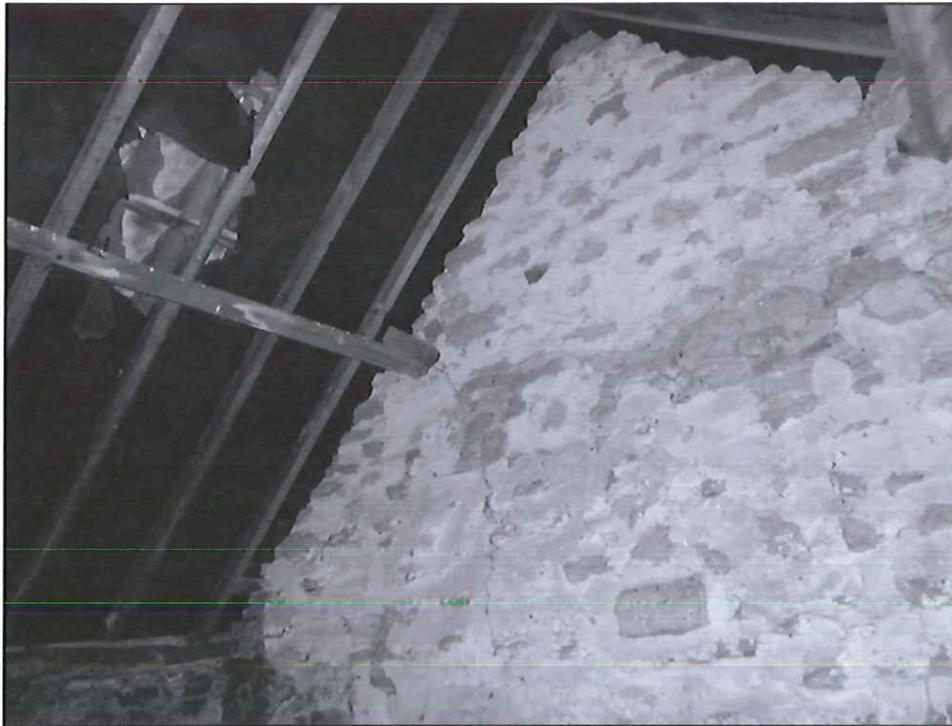
Figure 12: Old Furniture store (foreground) and Old Fuel Store (beyond)



Figure 13: Old Farm Equipment Store



Figure 14: Crevices in internal walls



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Figure 15: Interior and underside of roof (Old Fuel Store)

6.2.2 Evidence of bats

No bats, bat droppings, feeding remains or other evidence of bats were found during an internal inspection of the buildings.

6.2.3 Bat roost potential

The buildings have moderate bat roost potential on account of their rural location, reasonably undisturbed nature, traditional materials and availability of suitable roosting crevices.

6.2.4 Other protected species

The buildings are used for nesting by an unusually large number of Swallows (>15 pairs).

7 Bat survey results

7.1 Introduction to bat activity surveys

These surveys record bats entering or emerging from buildings, trees or other structures, flying inside and outside of buildings and flying over the site. This supplements the data in the previous chapters that rely on existing records, finding signs of bats and assessments of roost potential based on characteristics of the buildings.

7.2 Weather and timing of activity surveys

Weather can have significant impacts on patterns of bat activity. Whenever possible, surveys are carried out during calm, mild and dry weather as these conditions are most conducive to bats.

Date	Time		Temp °C		Wind force		Cloud cover %		Rain		Sunset
	Start	End	Start	End	Start	End	Start	End	Start	End	
25/8/15	19:45	21:15	19.2	15.6	1	1	>75	>75	None	None	20:12

7.3 Bat activity survey results

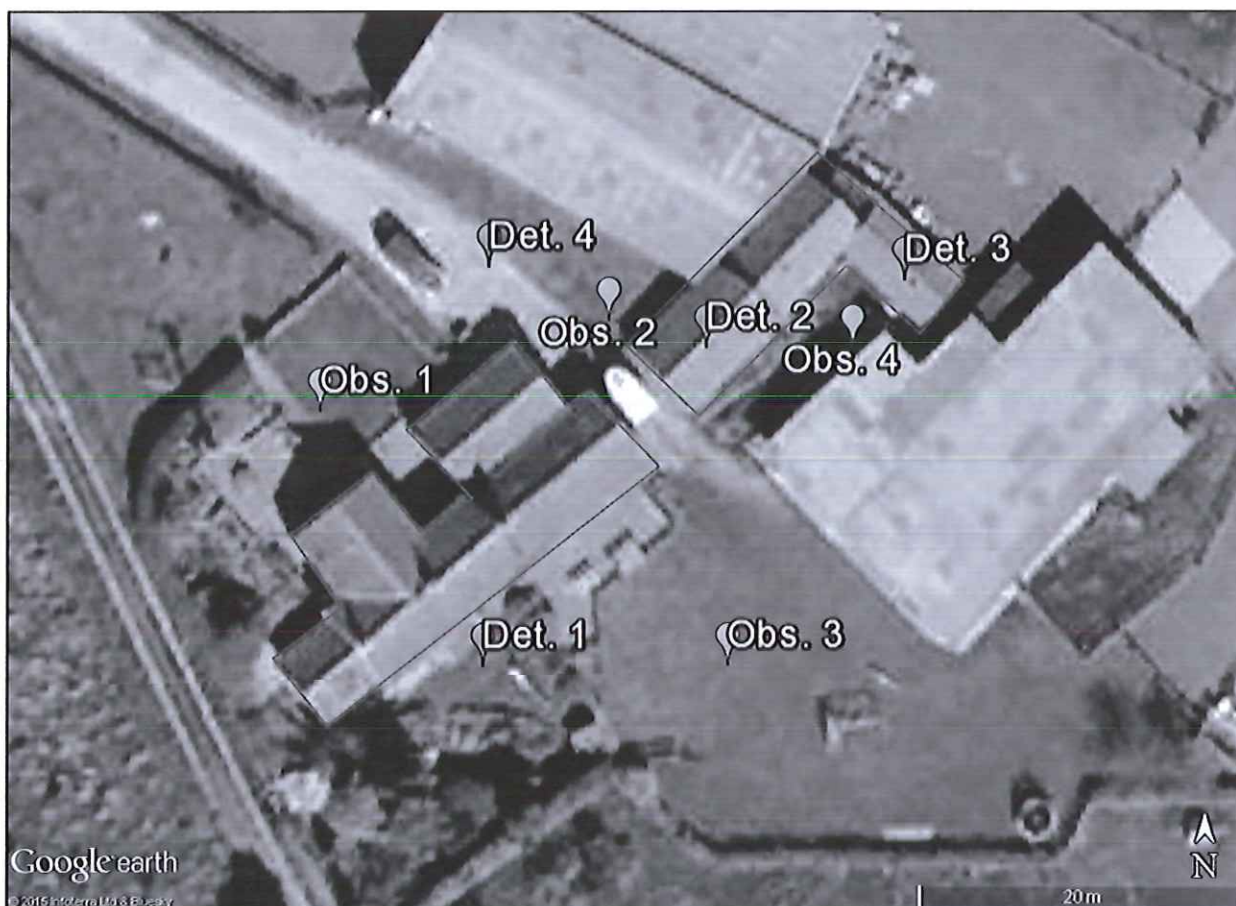


Figure 16: Locations of surveyors and detectors during survey. Detectors 2 & 3 were located inside buildings. Each observer also had a handheld bat detector and was free to move about to pursue observed bats.

Common Pipistrelle, Brown Long-eared, Noctule and *Myotis* sp. bat were recorded during the survey.

The following table summarises the observations and recordings at each location.

<u>Observer / Detector</u>	<u>Comments</u>
Obs. 1	Common Pipistrelle emerged from large agricultural barn at 20:22. Other Common Pipistrelle bats seen in flight at 20:23, 20:26 and 20:38. Noctule bat flew over at 20:53.
Obs. 2	Common Pipistrelle inside large agricultural barn at 20:19. Common Pipistrelle bats in flight outside from 20:23. Brown Long-eared bat flew over at 20:39 and Noctule at 20:51. <i>Myotis</i> sp. bat heard at 20:52.
Obs. 3	Common Pipistrelle heard, not seen at 20:24. Unidentified bat emerged from south-west chimney of house at 20:30. Common Pipistrelle bats in flight throughout survey. <i>Myotis</i> sp. bats heard at 20:47, 20:52 and 20:53.
Obs. 4	First bat Common Pipistrelle flying inside large agricultural barn to west at 20:20. At 20:24 Common Pipistrelle over roofs from E to W. Brown Long-eared bat emerged from under

<u>Observer / Detector</u>	<u>Comments</u>
	tiles at SE corner of Old Furniture Store roof at 20:27. Other Common Pipistrelle bats seen and heard during survey. Probable Brown Long-eared bat flew over E to W at 20:50.
Det. 1	Common Pipistrelle recorded from 20:24 and throughout rest of survey. Natterer's bats at 20:48, 20:50 and 20:52. Noctule flew over at 20:51, 21:02 and 21:08.
Det. 2	Common Pipistrelle recorded from 20:22 and throughout rest of survey. No other species recorded.
Det. 3	Common Pipistrelle recorded at 20:29 and 20:33 only. Noctule bat recorded at 20:51 and 21:13.
Det. 4	Common Pipistrelle recorded from 20:19 and throughout rest of survey. <i>Myotis</i> sp. bats recorded at 20:45, 20:52 and 20:54. Noctule flew over at 20:51.

7.3.1 Analysis and summary of observations

- The first bat of the evening was recorded in the large agricultural shed at 20:19 from where it emerged.
- The unidentified bat that emerged from the south-west chimney at 20:30 was probably a Common Pipistrelle as that was the only species picked up by the nearby detector at that time.
- A Brown Long-eared bat emerged from the roof of the Old Furniture Store at 20:27. Although this species was not picked up by any of the detectors this species produces very quiet calls that are rarely detectable in the open.
- The *Myotis* sp. bats recorded on Detector 1 are almost certainly the *Myotis* sp. bats noted by Observer 3. They are not thought to have emerged from the buildings.
- The Common Pipistrelle calls recorded on Detectors 2 and 3 were mainly of poor quality and are thought to be bats flying past the buildings or in and out while foraging.
- Noctule bats recorded during the survey were simply passing over.

8 Assessment

8.1 Constraints on survey results

The roof void of the house was not examined.

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8.2 Evaluation of survey findings

The surveyed property is located in a sheltered valley in the North York Moors. The valley includes a small amount of farmland and several streams and is bordered by land protected by a Site of Special Scientific Interest, a Special Protection Area and Special Area of Conservation.

John Drewett Ecology surveyed the barns at this site in November 2007. During that survey some limited evidence of Brown Long-eared bats was found. It was recommended that a bat emergence survey be carried out during the summer months prior to the start of works. The works proposed then were not carried out and the barns are substantially the same as they were in 2007. The house was not previously surveyed.

During the current survey Common Pipistrelle, Brown Long-eared, Natterer's and Noctule bats were recorded in flight. Individual Common Pipistrelle bats were found to be roosting in the large agricultural

shed to the west of the small barns and in the south chimney of the house. A single Brown Long-eared bat emerged from the roof of the Old Furniture Store.

8.3 Potential impacts in the absence of mitigation

The roost sites of the Brown Long-eared bat and the Common Pipistrelle at the south-west chimney will be disturbed as a result of the proposed works. Individual bats such as these are usually males.

Even where bat roosts have not been located during a survey there is always the risk that individual bats may use the site on a casual basis and so be encountered during works. Without taking appropriate precautions any such bats could be injured or killed.

As disturbance or destruction of bat roosts is an offence a derogation will need to be in place prior to the start of works. Should planning permission be granted the project will first need to be registered under the Bat Low Impact Class Licence of John Drewett and the method statement below followed in full.

A large number of Swallow nesting sites will be lost.

9 Mitigation method statement: Bats

1. Before any work commences John Drewett must register the site with Natural England under the Class Licence WML-CL21 (Bat Low Impact) licence. Registration must be made at least three weeks prior to the start of works and not more than twelve weeks. Works must not start until Natural England has confirmed that registration has been accepted. A copy of the site registration must be kept on site.
2. Prior to the start of works John Drewett will give a short 'tool box talk' to contractors covering the presence of bats, procedures to be followed and what to do if bats are found. Workers will be required to sign an attendance register.
3. Any stripping of the existing roof in the vicinity of the south-west chimney of the house or of the roof of the Old Furniture Store will be done by hand and will take place in the presence of John Drewett or his assistant under his supervision. They will remove by hand any bats encountered and relocate them to a bat box erected for the purpose.
4. Works must not start between November and February inclusive as bats at that time of year are in hibernation and are particularly vulnerable.
5. The initial registration of the site will be for the one Common Pipistrelle bat and one Brown Long-eared Bat that are known to use the site. If an additional small number of common bat species are found the registration will be altered to cover them. However, if a larger number of bats are found, or uncommon species are encountered then work will have to stop until a European Protected Species licence has been obtained.
6. If bats are unexpectedly encountered when John Drewett and his assistant are not present WORK MUST STOP. John Drewett must be contacted immediately to attend the site and re-assess the situation. Contractors MUST NOT handle or relocate bats themselves.
7. If timber treatment is necessary this must only be carried out once the roof is known to be clear of bats and prior to re-roofing taking place. Only timber treatment products based on permethrin or cypermethrin may be used that are on the Natural England approved list (a copy of the latest version can be supplied).

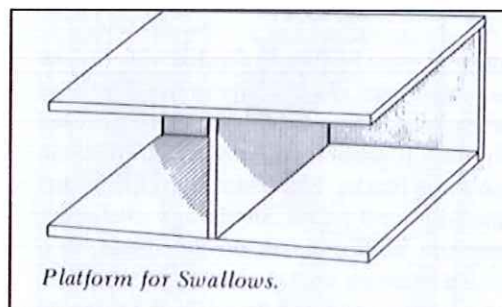
8. Breathable roofing membranes MUST NOT be used in roofs used by bats. These products can become worn in regular contact with bats' claws; the resultant damage to the fabric can trap bats by their feet and lead to their death. Type 1F felt is acceptable in bat roosts – this is hessian based with a bitumen coating and is BLACK in colour.
9. When replacing the roof compensatory access for bats should be provided. Inclusion of a 'bat access slate' near the south-west chimney of the house and a bat box on the south-west gable end of the Old Furniture Store would be appropriate.

10 Mitigation method statement: Swallows

10.1 Nesting birds in buildings

Birds have been found nesting in the surveyed barns which hold an unusually high population of Swallows. If work is to commence after the beginning of March you are advised to secure the buildings prior to March to prevent birds starting to nest. If nesting has begun before building works start you must avoid disturbing any nests whilst they are being built or when they contains eggs or young.

Nesting provision for Swallows should be provided by incorporating simple platforms against beams or walls in the two large agricultural buildings. The two chamber platform illustrated has a height of 150mm and each platform is 100mm square. The platforms must be installed in outbuildings that have continuous open access for flying birds during the summer months.



Swallows mostly nest inside buildings, preferring outbuildings which provide dark ledges and nooks and crannies for nesting. These are cosy in cold weather and cool when it is hot. Swallows can enter a building through a very small hole and need very little light. Brightly lit nest sites are most at risk from predators. Alternatively, artificial nests can be purchased from companies such as www.nhbs.com.

A minimum of ten platforms or twenty artificial nests should be provided.

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11 Background information and references

11.1 Bats: legislation and policy guidance

The following is a summary and brief interpretation of the legislation relating to bats. You are advised to consult the original legislation and/or a legal professional if you have particular concerns about the legality of a planned operation.

Bats and their roost sites are protected by the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act, 1981 (as amended). This protection applies at all times, even if the bats are absent at the time that an activity is carried out.

Although many surveys are undertaken because Local Planning Authorities must consider the impact of a development on protected species during their decision making, it should be noted that bats and their roosts are protected, whether or not a survey has been requested, and that ignorance of the presence of

bats is no defence against prosecution. Fines of up to £5000 and a six month prison sentence can be imposed for each offence.

Among other things it is an offence to:-

- Deliberately capture (or take), injure or kill a bat
- Deliberately disturb bats where the disturbance is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young or
- Deliberately disturb bats which is likely to impair their ability in the case of hibernating or migratory species, to hibernate or migrate
- Deliberately disturb bats, in particular any disturbance which is likely to affect significantly the local distribution or abundance of the species to which they belong
- Intentionally or recklessly disturb any bat while it is occupying a structure or place which it uses for shelter or protection
- Intentionally or recklessly obstruct access to any structure or place which any bat uses for shelter or protection
- Damage or destroy a breeding site or resting place of any bat

The National Planning Policy Framework 2012 recognises that the planning system should perform an environmental role – contributing to protecting and enhancing our natural, built and historic environment. This should include “moving from a net loss of bio-diversity to achieving net gains for nature”. Planning should “promote...recovery of priority species populations”. Paragraph 119 states that “if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused”. This section also states that “opportunities to incorporate biodiversity in or around developments should be encouraged”. Significantly, paragraph 119 states that “The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined”.

Where it is proposed to carry out works which will have an adverse impact on bats or on a bat roost, a European Protected Species (EPS) licence must first be obtained from Natural England, even if no bats are expected to be present when the work is carried out. Granting of planning permission does not override this requirement.

Bat conservation is also part of the biodiversity action plan process. The Convention on Biological Diversity, signed in Rio de Janeiro in 1992, requires states to develop national strategies and to undertake actions aimed at maintaining or restoring a wide range of biodiversity.

In England & Wales, the Natural Environment and Rural Communities (NERC) Act, 2006 imposes a duty on all public bodies, including local authorities and statutory bodies, in exercising their functions, “to have due regard, as far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”. It notes that “conserving biodiversity includes restoring or enhancing a population or habitat”. Local authorities frequently require protected species surveys to be submitted with planning applications so that they can fully take conservation into account in their decision making.

An EPS licence application requires details of the proposed works, the bats which may be affected and the mitigation proposed to maintain the favourable status of bats in the region. The application is usually drawn up on behalf of the client by a specialist ecological consultant. The consultant is required to check that work is proceeding in accordance with the method statement and to also carry out monitoring of the impact on bats for some time after completion of the works – the length of monitoring is dependent on the species, development and expected impact of the development on protected species. Natural England aims to make a decision on licence applications within 30 working days of receipt. There is no guarantee that a licence will be granted and there is no fast track process to obtaining one. Applications can only be made once planning permission has already been obtained (where appropriate).

EPS 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.

11.2 Brief summary of bat biology

Bats are the only mammals to have developed powered flight. They are the second largest group of mammals in the world, with almost 1000 different species. In Britain 17 species occur, with the range of species declining towards the north. All British bats feed solely on invertebrates.

British bats live in crevices in trees, caves, buildings, bridges, tunnels and other structures. They are long-lived animals which use roost sites to which they return year after year. In summer females are usually colonial, each species gathering together in warm maternity roosts to give birth to their single young. Males often spend the summer alone or in small groups. Several different roosts may be used over a year, the bats moving between these places depending on time of year, prevailing weather and other conditions.

In winter bats hibernate, a process of long periods of deep torpor punctuated by regular arousals. Their body temperature falls close to the ambient temperature of their chosen hibernaculum and their heart rate and metabolism drop dramatically. In this state they use little energy, allowing them to survive until spring on their fat reserves. They are very sensitive to temperature changes at this time. Changes may cause them to wake, a process which uses considerable energy reserves. Many species hibernate in cool, stable underground sites such as caves and tunnels, although individual bats may be found in almost any small crevice. Summer roosts and hibernation sites for the same bats are normally located in different places.

For more than 50 years bats suffered a major decline. The reasons are many and varied, but include destruction of roost sites, a reduction in insect prey and direct and indirect poisoning from toxic chemicals. As a result of greater protection, some are now doing better, but they are still vulnerable and threatened.

The survival of a colony of bats depends on there being a range of suitable summer roost sites, hibernation sites and feeding areas within a reasonable distance. Deep crevices in which they can roost, woodland, hedgerows and freshwater nearby all help to provide the conditions and food they need. A continuous linked network of good habitat provides ideal conditions. Some species will follow hedgerows and woodland edges and rivers where their food is concentrated whilst others fly higher and largely ignore features on the ground. Almost anywhere, even city centres, will be visited by bats at some time.

Each species of bat is different in the places it roosts, the food it eats, how it hunts and what it requires. That is just one reason why a bat survey must identify the species and numbers of bats present on a site, their roost locations, access points, feeding areas, etc., before determining any mitigation necessary.

1.1 Birds: legislation

Under the Wildlife and Countryside Act (1981), a wild bird is defined as any bird of a species that is resident in or is a visitor to the European Territory of any member state in a wild state. Game birds however are not included in this definition (except for limited parts of the Act). They are covered by the Game Acts, which fully protect them during the close season.

All birds, their nests and eggs are protected by law and it is thus an offence, with certain exceptions to: -

- intentionally kill, injure or take any wild bird
- intentionally take, damage or destroy the nest of any wild bird whilst it is in use or being built
- intentionally take or destroy the egg of any wild bird
- have in one's possession or control any wild bird, dead or alive, or any part of a wild bird, which has been taken in contravention of the Act or the Protection of Birds Act 1954
- have in one's possession or control any egg or part of an egg which has been taken in contravention of the Act or the Protection of Birds Act 1954
- use traps or similar items to kill, injure or take wild birds
- have in one's possession or control any bird of a species occurring on Schedule 4 of the Act unless registered, and in most cases ringed, in accordance with the Secretary of State's regulations
- intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

11.3 References

- Anon (2012) *National Planning Policy Framework*, Department for Communities and Local Government
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