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PHASE 1 BAT SURVEY REPORT

Site: The Car Barn
Bridle Cottage
Shellbridge Road
Slindon Common
West Sussex, BN18 0NB

Client: Mr D McLaren-Clark
Bridle Cottage
Shellbridge Road
Slindon Common
West Sussex, BN18 0NB

Surveyors: D P King MEECW (NE Level 2 Bat Class Lic.No. 20116001-CLS-CLS)
NE Registered Bat Consultant RC 182
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Survey Date: 25th January 2024

Report Date: 27th January 2024

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BATSCAN BAT SURVEYS

Phase 1 Bat Survey/Bat Scoping Survey – ‘Car Barn’ at Bridle Cottage, Shellbridge Road, Slindon Common, West Sussex BN18 0NB - OS Grid Ref: SU 97101 07820

Executive Summary

Two surveyors from Batscan Ltd carried out a Phase 1 bat survey (daytime building inspection/bat scoping survey)*¹ of a detached ‘car barn’ at a property known as Bridle Cottage, in Shellbridge Road, Slindon Common, West Sussex, on 25th January 2024. The survey was undertaken on behalf of the property owners, who are proposing to convert the building, which is currently used as a workshop/store with guest accommodation above, to an ancillary dwelling for a family member. The ‘car barn’ is understood to be approximately ten years old and is of timber frame construction, with walls clad in timber weather-boarding. The pitched roof is covered with tight-fitting concrete tiles. The first floor is reached via an external timber staircase, on the south side.

Bats and their roosts are protected by law and therefore appropriate surveys are required, prior to any building works, which might cause them harm or disturbance.

At this time of year, British bats remain in their winter hibernation period and are unlikely to be active. Therefore, only a daytime building inspection (a bat scoping survey/Phase 1 bat survey) could be carried out. The weather was relatively mild and dry, during this survey.

Shellbridge Road is set in a semi-rural area, within the South Downs National Park, and is largely surrounded by woodland and open countryside. The Slindon area offers ideal habitat for bats and roosting sites, for the majority of British species, have been recorded within a few miles of the site.

The ‘car barn’ is adjacent to the detached dwelling house, which dates from the 1950s but has been altered and extended, since that time.

During this visit, the surveyors carried out a detailed inspection of the exterior and interior of the building. The surrounding habitat was assessed for likely bat use.

No bats, bat droppings or other evidence of bat use was found around the exterior of the ‘car barn’ and no evidence of bats was found within the building. **Overall, the potential for bats to be harmed or disturbed by the proposed works to this structure, is considered to be negligible.**

Therefore, no further bat surveys are required, prior to the proposed works. However, as the presence of bats can rarely be entirely ruled out, when a building is situated in good habitat, it is advised that appropriate care should be taken during the works. Further advice is included in this report.

1. Introduction & Background

- 1.1 Two surveyors from Batscan Ltd carried out a Phase 1 bat survey (daytime building inspection/ bat scoping survey)*¹ of a detached 'car barn' at a property known as Bridle Cottage, in Shellbridge Road, Slindon Common, West Sussex, on 25th January 2024. Both surveyors hold Natural England Level 2 Class Licences and one is also a Registered Bat Consultant. For details of licences and affiliations, please see this report cover.
- 1.2 The survey was undertaken on behalf of the property owners, who are proposing to convert the building, which is currently used as a workshop/store with guest accommodation above, to an ancillary dwelling for a family member.
- 1.3 Shellbridge Road is set in a semi-rural area, within the South Downs National Park, and is largely surrounded by mixed woodland and open countryside, much of it owned and managed by the National Trust. Slindon Common is to the south-west of the historic village. The area offers ideal habitat for bats and roosting sites for the majority of British species have been recorded within a few miles of the village.
- 1.4 The car barn is situated close to the detached dwelling house, a dormer bungalow, which dates from the 1950s but has been altered and extended, since that time. The timber framed outbuilding is understood to be approximately ten years old. The walls, above the brick foundations, are clad in timber weather-boarding, lined internally and the pitched, hipped, roof is covered with tight-fitting concrete tiles. The first floor is reached via an external timber staircase on the south side. This will be replaced with an internal staircase and a small extension is to be added to the south.
- 1.5 Bats and their roosts are protected by British and European law and therefore appropriate surveys are required, prior to any building works, which may cause them harm or disturbance to bats. A brief account of the laws protecting bats and of related planning issues is attached to this report.
- 1.6 A search of the MAGIC website (see 2.1, below), revealed that three EPS Mitigation Licences, in respect of bats, have been granted within approximately 2km of the site. One of these related to a breeding site for brown long-eared bat (*Plecotus auritus*) and the others concerned resting places (roosts), but not breeding sites, for common pipistrelle (*Pipistrellus pipistrellus*), and/or soprano pipistrelle (*Pipistrellus pygmaeus*) and barbastelle (*Barbastella barbastellus*) and brown long-eared bat. The licences dated from 2015 to 2020.
- 1.7 Some bats occupy more open roof spaces, whilst other species are crevice-dwelling and choose to roost under tiles, in soffits and other tight spaces. The surveyors made a careful inspection of the exterior and interior of the 'car barn', checking for bats, evidence of bats and for potential roosting sites.
- 1.8 At this time of year, British bats remain in their winter hibernation sites and are unlikely to be active. Therefore, only a daytime building inspection (a Phase 1 bat survey or bat scoping survey) can be carried out. The weather was mild, dry, calm and cloudy during the survey period.

2. Bat Scoping Survey (Building Inspection) – 25th January 2024 – Methodology

- 2.1 Prior to the building inspection, Batscan consultants made a check of aerial maps, to assess the surrounding area for the likelihood of bat use and to establish the proximity of the site to preferred bat habitats. The Multi Agency Geographic Information for the Countryside (MAGIC) website, provided by DEFRA, was checked for information on any granted European Protected Species (EPS) Licences, in respect of bats, within a 2km radius of the site. See 1.5, above.
- 2.2 The surveyors searched the ground floor room of the car barn for bats and evidence of bat use, such as bat corpses, droppings, urine stains and 'rub' marks, from oil on bats' fur, around any well-used roosting places and access points. They also searched for insect remains, that might have been dropped by feeding bats. The first floor living accommodation was also searched.
- 2.3 Around the exterior of the building, the surveyors looked for evidence of bat use, such as bat droppings on the ground, below any roost entrances, beneath the small overhanging wood-store or stuck to weather-boarding, windows or sills. Any potential roosting places and access points for bats were identified. Binoculars were used to check higher levels of the roof.
- 2.4 The dwelling house was also inspected and surrounding area was assessed for the potential of bat use. The house will be the subject of a separate planning application, in due course.
- 2.5 Detailed notes were made and photographs were taken of all relevant features.
- 2.6 Recommendations from the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (4th edn)*² were followed for the course of this survey.

3. Phase 1 Bat Survey (Building Inspection) – 25th January 2024 – Results

- 3.1 Exterior of Car Barn
No evidence of bat use was seen around the exterior of the 'car barn'. The roof tiles are extremely tight-fitting, with no opportunities for bats to gain entry, apart from one slightly lifted tile adjacent to the heating flue. The timber weather-boarding is also tight-fitting and the few crevices, beneath boards which are slightly lifted, are too shallow to be used by roosting bats.

BATSCAN BAT SURVEYS



The car barn, viewed from the south



Tight-fitting concrete roof tiles with single small crevice

BATSCAN BAT SURVEYS



North-east section of car port wall



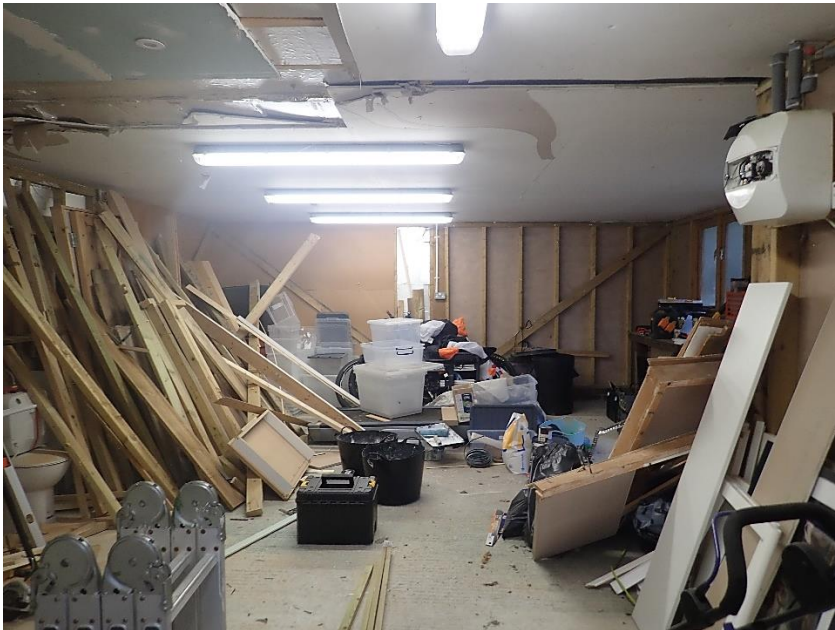
North end wall of car barn



Timber weather-boarding above wood store

3.2 Interior of Car Barn

Both the ground floor room and the upper floor rooms are well-sealed with no potential access points for bats. The interiors are also relatively light and therefore not suitable for bat use. **Overall, the potential for bat use is considered to be negligible.**



Ground floor room

BATSCAN BAT SURVEYS



First floor room

3.3 Surrounding Habitat

The fairly natural gardens offer a sheltered foraging area for bats and the property is largely surrounded by large areas of mixed woodland, very suitable for roosting, commuting and foraging bats.



The car barn, viewed from garden to south, with dwelling house (right of pic). Woodlands to north

4. Constraints

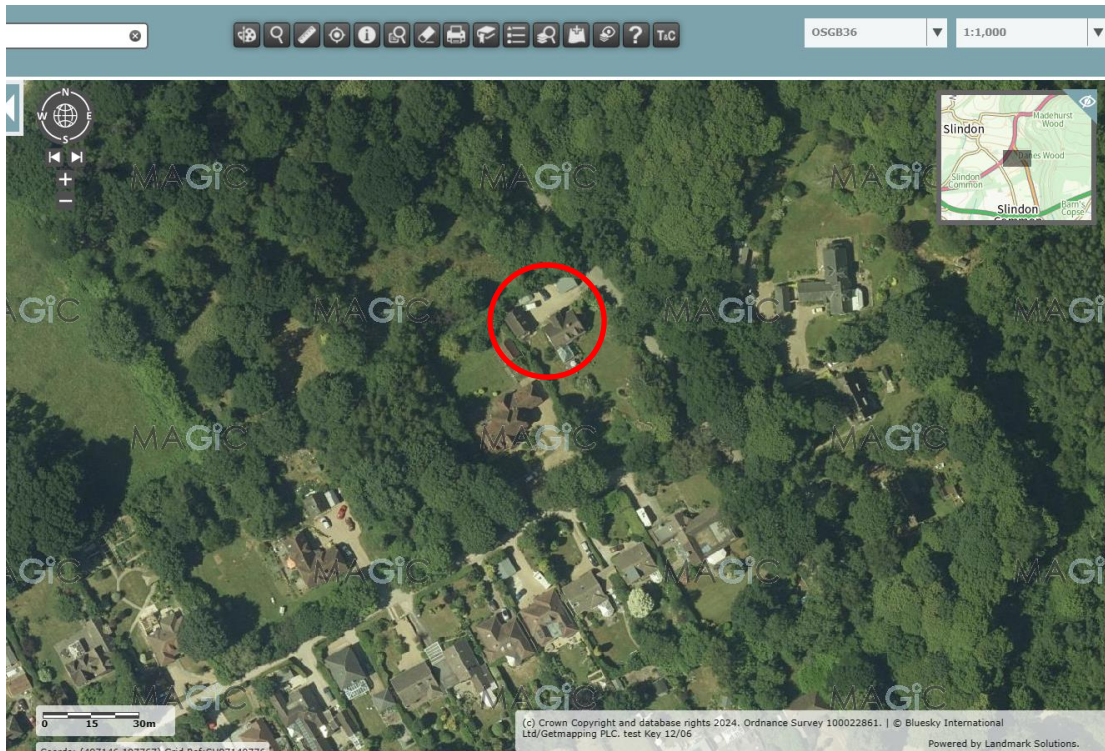
- 4.1 This survey was undertaken in bats' winter hibernation season, when any droppings left from summer use, on the exterior of buildings, might have been washed away by wind and rain. However, the absence of roosting opportunities strongly indicated that bats are not using this relatively modern structure.
- 4.2 There were no other constraints to this building inspection.

5. Conclusions & Recommendations

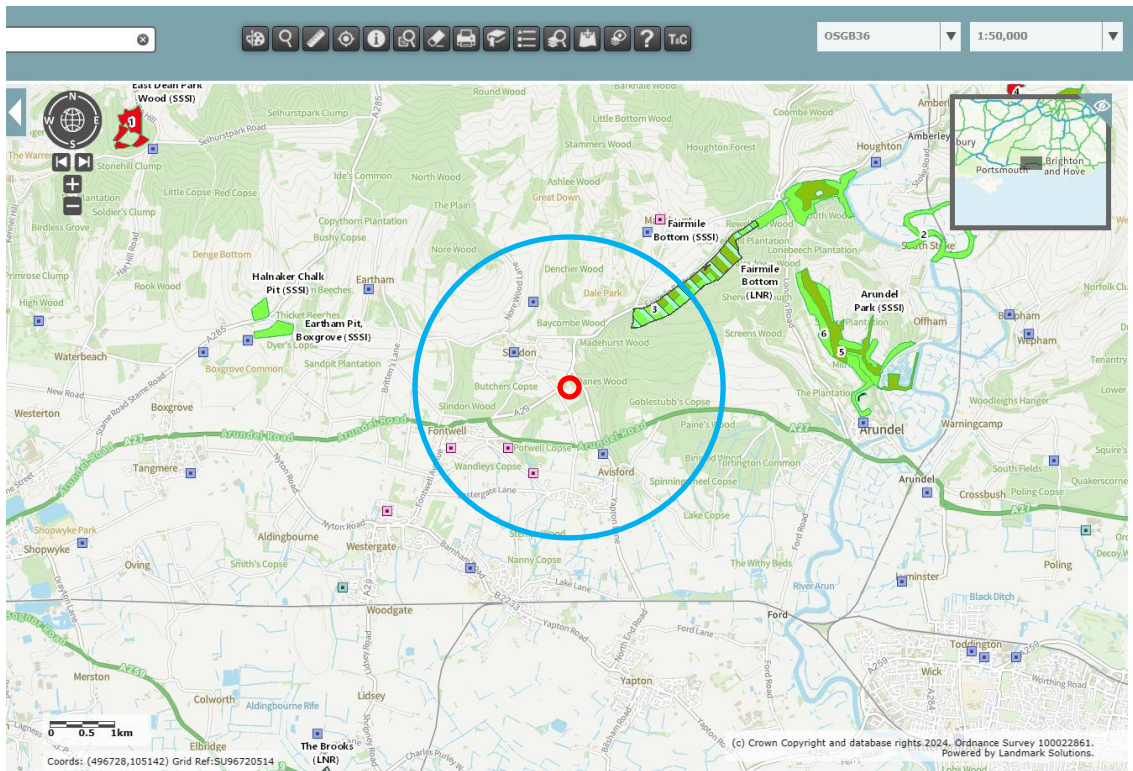
- 5.1 **The potential for bats to be harmed or disturbed by the proposed works is considered to be negligible. This is because no evidence of bat use was found, during the building inspection and no significant opportunities for bat use were noted.**
- 5.2 **Because the potential for disturbance or harm to bats is considered to be negligible, no further bat surveys are required, prior to the proposed works.** However, because the presence of bats can rarely be entirely ruled out in any structure surrounded by good habitat, it is advised that appropriate care should be taken during the works, particularly if removing tiles or weather-boarding. As a precautionary measure, a written copy of a 'toolbox talk', in respect of bats, is attached to this report. This gives advice on working in areas where bats *might* be found and should be passed to contractors undertaking the works.
- 5.3 As an aid to local biodiversity, it is recommended that two, purpose-made (or bespoke) roosting units for bats are incorporated into the redeveloped structure. These should be positioned at a high level, on an open elevation, where bats can fly freely in and out of the roosting site. Suitable models, that can be fitted beneath weather boarding, are widely available and examples can be seen here [Integrated Bat Boxes | NHBS Practical Conservation Equipment](#). Further advice is available, on request.

BATSCAN BAT SURVEYS

MAGIC Maps



Bridle Cottage, circled – car barn at top left



Designated sites highlighted – site circled red, 2km radius (approx.) circled blue – Granted NE EPS Licences (Bats) - purple squares. 3 x licences within 2km

BATSCAN BAT SURVEYS

*1 A Phase 1 Bat Survey/Bat Scoping Survey comprises an examination of the buildings to record any evidence of bats or potential for bats to use the buildings. Details of the survey methods are given below:

The building is investigated externally to identify potential bat access/egress locations and roosting areas such as slipped/broken tiles/slates, gaps or holes in fascias and soffits and to record direct evidence of bat presence such as droppings and urine staining. This is followed by a detailed investigation of any accessible internal spaces to record evidence of bat roosting activity such as droppings, feeding remains, live animals, corpses, urine staining and fur staining. The building is then assessed as to its suitability to support roosting bats.

The details of the assessment criteria used to determine the ecological value of on-site attributes is outlined below. During the Phase 1 survey the assessment criteria are based on the potential for the site to support the species considered. However, in many cases Phase 2 surveys will be required to confirm presence / absence of any bat species, and hence the importance of a population at the site, therefore the assessment of value should be considered as provisional.

If a bat roost is not confirmed during the preliminary roost assessment, then, where possible, a provisional assessment of potential will be made; although this may well require Phase 2 surveys to confirm status.

Confirmed roost- Confirmed roosts are those where bats are present or, in the absence of actual bats, there is strong evidence to suggest that bats have roosted in the building, such as droppings. Further Phase 2 surveys will be required to characterise the roost, identify access points, species present and numbers present.

High Potential- High potential buildings are those that have features highly suitable for use by roosting bats, including gaps around soffits, hanging tiles, extensive roof spaces etc. High potential buildings are often, but not always, buildings of more historic construction. Further Phase 2 surveys will be required to confirm the presence/absence of bats.

Medium Potential- Medium potential buildings have a moderate number of features that may be utilised by bats for roosting, these may include loose fascias, roof spaces etc. Further Phase 2 surveys are likely to be required to confirm the presence/absence of bats.

Low Potential- Low potential buildings are those that provide limited bat roosting potential although some features that may be utilised by bats may be present. Further Phase 2 surveys are likely to be required to confirm the presence/absence of bats.

No/Negligible Potential – These are buildings that are extremely unlikely to support roosting bats due to the absence of suitable features. Further Phase 2 surveys are unlikely to be required for buildings with negligible potential.

*2 Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

BATSCAN BAT SURVEYS

Overview of the law relating to bats – England and Wales (should not be relied on in place of professional legal advice.) - Updated January 2024 with advice from the 4th edition of the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists – Good Practice Guidelines'.

Legal Protection

All bat species and their roosts in England and Wales are protected under The Conservation of Habitats and Species Regulations 2017 (as amended). Annex II of the Council Directive 92/43/EEC 1992, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), lists species of Community interest, for which conservation requires the designation of Special Areas of Conservation (SACs), as part of the Natura 2000 network. (now referred to, in the UK, as 'the National Site Network', following Brexit). Annex IV lists species of Community interest in need of strict protection. This protection means that they are also a relevant consideration in a Habitats Regulations Assessment (HRA). All bat species are listed in Annex IV and some are listed in Annex II (greater horseshoe bat (*Rhinolophus ferrumequinem*), lesser horseshoe bat (*Rhinolophus hipposideros*), barbastelle (*Barbastella barbastellus*) and Bechstein's bat (*Myotis bechsteinii*)).

The EC Habitats Directive was transposed into UK law and the regulations implementing the Directive in the Conservation of Habitats Regs. 2017 (as amended) in England and Wales. The regulations are generally referred to as the Habitats Regulations. When the UK left the European Union in January 2020, although no longer bound by European legislation, the related domestic legislation was retained, so that bats receive the same level of protection as previously. The European Commission published an updated version of their Guidance document (EC 2021) and this remains a relevant source of information.

All species of bats found in the wild in the UK are, therefore, European Protected Species (EPS) and it is unlawful to kill, injure, capture or take a wild bat. It is also unlawful to disturb bats, particularly if the level of disturbance can be shown to impair their ability to survive, to breed or reproduce, to rear young, to hibernate or migrate and also to significantly affect local distribution or abundance. In England and Wales, this offence requires a deliberate action. Throughout the UK, it is illegal to damage or destroy a place used by a bat for breeding or resting. This offence is unique in that it is a strict liability offence which can be committed accidentally; no element of intentional, reckless or deliberate action needs to be evidenced. Under the Habitats Regulations, it is an offence to be in possession of a wild bat, alive or dead, or any part of a bat; to sell, transport or exchange a bat.

It is also illegal in England and Wales, under the **Wildlife and Countryside Act 1981 (as amended)** to intentionally or recklessly disturb a bat, whilst it is occupying a place of shelter or protection. In England and Wales, it is an offence under the W&C Act to intentionally or recklessly obstruct access to any place used by a bat for shelter or protection. As with intentional or reckless disturbance, **The Environment Act, 2021** introduces a new exception to the W&C Act offences for any actions taken under the auspices of a Habitats Regulations Licence. A further change, made in 2022, allows licences to be issued (in England) for reasons of overriding public interest, providing there is no other satisfactory solution and that the activities licensed will not be detrimental to the survival of the species concerned. This provision relates to development works. Actions, which would otherwise be illegal, can be made lawful, if licensed by the appropriate licensing body (Natural England (NE) in England). It is an offence to make a false statement in order to obtain a bat licence or to fail to comply with licence conditions.

A householder who disturbs a bat in its place of protection in a dwelling house, or obstructs access to this place of protection, does not commit an offence if they first seek and advice from Natural England and allow time for such advice to be provided. However, if the bat is within the living space of a dwelling, it is not considered to be an offence to disturb it. It is not illegal to take a disabled bat, for the sole purpose of tending it and releasing it when appropriate, providing the person can show that it was not harmed deliberately by them. It is also not illegal to kill a bat (unless harmed by their own unlawful act), if there is no reasonable chance of it recovering. These defences only apply where there is no reasonable alternative and when the act will not be detrimental to the Favourable Conservation Status of the species, in its natural range.

Across the UK, Sites of Special Scientific Interest (SSSIs) have been identified by the Statutory Nature Conservation Bodies, including some notified for their bat interest. The relevant legislation is the W&C Act. This provides additional protection for bats and their roosts, in these sites.

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The police have the power to stop and search a person who is suspected of committing a bat related offence, enter property (other than a dwelling house) without a warrant, or enter a dwelling house with a warrant. They are empowered to take with them any person or equipment required to exercise these powers.

Those found guilty of offences relating to bats can face unlimited fines in England and Wales, and/or be sentenced to six months imprisonment. Any profit arising from this criminal activity can be confiscated.

The Environmental Damage (Prevention and Remediation) (England) Regulations 2015 aim to prevent damage to the environment, including protected species, such as bats. The regulations require the operator to take all practicable steps to prevent environmental damage and give enforcing authorities the power to serve notice and specify action required to prevent environmental damage. Remediation orders can be imposed to repair any damage which has occurred. This can be used alongside a prosecution under the Habitats Regs., to gain better outcomes.

Licensing

The two main types of relevant licence are **EPS survey licences** and **EPS mitigation licences**:

Survey Licences are granted in England by Natural England and are issued to ecologists, under the Habitats Regs and the W&C Act, to permit them to undertake activities that would otherwise be illegal – i.e. entering bat roosts and disturbing bats. The ecologist is required to be suitably qualified and experienced under British Standard BS42020. Different activities (i.e. certain projects and methodologies) are licensed under separate licences. Photographing bats is only permitted under a survey licence when it is 'an incidental part of other licensed bat work'. Where disturbing bats is proposed for the sole purpose of photography, this must be specifically licensed.

Conservation Licences are issued where improvements are made to a bat roost for the specific aim of conserving the species.

Class Licences for surveying bats in England cover all bat-related activity, outside of the NE volunteer bat roost visitor advice service, including bat box checks, hibernation surveys, general surveys and limited use of equipment such as harp traps etc. There are four levels of licence, allowing for different bat-related activities (both voluntary and professional): **Level 1** (to survey bats by observation only, not including hibernating bats – WML-CL17, **Level 2** (to survey bats using artificial light, inc. hibernating bats, use of hand-held and static nets – WML-CL18, **Level 3** (to survey bats, including previous methods and additionally to use mist nets and acoustic lures (WML-CL19) and **Level 4**, as previous licences but including the use of harp traps.

European Protected Species (EPS) licences (derogation, mitigation or development licences) are issued under the Habitats Regs., by NE in England, after three tests have been satisfied in relation to the proposed action:

The proposed action must be for the purpose of preserving public health or safety or other reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment and preventing serious damage to property.

There is no satisfactory alternative to the proposed action and:

The action authorised will not be detrimental to the maintenance of the species concerned at a favourable conservation status in their natural range.

The Environment Act 2021 introduced a new exception to the Wildlife and Countryside Act offences, for any actions taken under the auspices of a Habitat Regs. Licence. Another change is that licences can now be issued in England for reasons of overriding public interest, providing the tests are met. This provision for development activities was not previously available under the W&C Act. In order for the licensing tests to be correctly applied, it is essential that adequate bat survey information is supplied. Without this, a licence may not be granted.

In 2018, NE introduced a new 'low impact' licensing scheme, now titled the **Bat Mitigation Class Licence (BMCL)**. Ecologists can become 'Registered Consultants' to use this type of licence, with appropriate training and assessment. The BMCL is only suitable for low conservation status roosts of common bat species.

In 2018, NE announced the introduction of a **Bats in Churches Class Licence**, allowing appropriately trained Registered Consultants to use a more streamlined process when the presence of bats in a church is resulting in significant impacts.

BATSCAN BAT SURVEYS

In 2021, NE began a pilot of the **Earned Recognition Scheme**, where a consultant's competence in undertaking survey work and associated mitigation, etc., is assessed and accredited. Using an accredited consultant allows developers to experience a more streamlined licensing process. A competency framework defines the requirements for different levels of accreditation. A second pilot phase, known as Beta ER, is currently underway.

It is also possible, in England, to apply for an **organisational licence**, which licences organisations (under specific conditions) to carry out certain routine activities affecting bats.

Planning Policy Context

The biodiversity duty is imposed in England through the Environment Act 2021, which amends the **Natural Environment and Rural Communities (NERC) Act 2006** by adding the words 'and enhance' alongside 'conserve'. Public authorities must consider what action they can take to further the biodiversity objective.

Relevant Policy documents in England are:

National Planning Policy Framework (NPPF), Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations & their Impact Within the Planning System (2005) and National Planning Practice Guidance Natural Environment (2019).

In addition to the national policy guidance, regional and local planning policies should be consulted and **NE's Standing Advice to LPAs (GOV.UK.2022A)** may be relevant. Planners are required to consider protected species as a material consideration when assessing a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. Where bats may be present, this will include the need for adequate bat surveys to establish the presence or absence of bats, to predict the likely impact on bats and their roosts and if necessary, to design appropriate mitigation measures, etc.. In planning terms, development includes activities requiring outline or full planning permission, permitted development, listed building consent and/or prior approval to demolish. SSSI consent may also be needed. Further details are provided in Clauses 6 to 8 of BS42020 (BS1, 2013) see <https://knowledge.bsigroup.com/products/biodiversity-code-of-practice-for-planning-and-development-standard>

Additionally, the Partnership for Biodiversity in Planning (PBP) Project, funded by the Esmee Fairbairn Foundation, was a partnership of 19 organisations in the conservation, planning and development sectors and has produced an online, interactive trigger list called the Wildlife Assessment check (WAC) – <https://www.biodiversityinplanning.org/wildlife-assessment-check>

Quality Control

The information and data which has been prepared and provided is true and has been prepared and provided in accordance with codes of professional conduct. We confirm that the opinions expressed are our true and professional bona fide opinions.

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Batscan Ltd Toolbox Talk

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British Bats

Ecology

- At least 17 species of bat live and breed in the UK. Some of them are very rare.
- All UK bats feed on insects, which they catch in flight, using echolocation.
- In summer, the females gather in groups which are called nursery colonies.
- Like humans, each mother gives birth to a single pup and, very occasionally, twins.
- Mating takes place in the autumn before bats hibernate for the winter.
- Bats are very long-lived animals with even some small species living up to 40 years.
- The smallest British bat, the pipistrelle, weighs just 5 grams (the weight of a 20p piece).



Brown long-eared bats (*Plecotus auritus*) roosting in roof voids

Bats and the Law

Bats are protected by law under the Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2010

- It is illegal to:
- Capture, injure or kill bats
- Damage, destroy or obstruct bat roosts
- Penalties:
- £5000 per offence
- Imprisonment (up to 6 months)

A Natural England Bat Mitigation Licence may be required to allow works to continue without causing an offence under British and European Law. The need for a licence will be determined by your ecologist, who will assess whether or not offences can be avoided by careful consideration to timing and methodology of works.

Where Bats are Found in Buildings

Different species use different parts of a building for roosting.

Typical roosting areas are:

- Roof voids
- Crevices behind hanging tiles, weather-boarding or other cladding
- Crevices under lead flashing or fascia boards
- Crevices below lifted or missing roof tiles/slates
- Cracks in walls or around structural timbers
- Between roofing materials on flat roofs
- In gaps around mortise and tenon joints, or similar timbers, in old barns

Pre-Works Inspection

When it is suspected that bats might be found in a building where works are proposed, a pre-works inspection will be carried out, by an ecologist, prior to works. Any features which may support bat roosts will be identified and contractors will be advised regarding which areas must be dismantled carefully, under the supervision of an ecologist.



Pipistrelle droppings in exposed wall cavity



Long-eared bat droppings in roof void

Supervision of Works

Where it has been agreed that works can continue without a licence but under a non-licensed Method Statement (for instance where methodology has been drawn up to ensure that significant disturbance will be avoided, by consideration to timing and/or roost site avoidance):

- Supervision will include the removal by hand of roosting features
- Timing of works will avoid the most sensitive times of year for bats – ie the peak hibernation season and the summer breeding season
- It will be ensured that the roosting area is made unsuitable for bat use until roosting features are reinstated.

Finding Bats - What to Do

If a bat or bats are discovered during soft stripping etc., works must stop whilst prompt advice is sought from the ecologists.

- If the bat is injured or in immediate risk of injury, it should be carefully moved into a suitable container (the ecologist is likely to have provided a container for emergency use). Bats should be handled with great care using thick gloves, such as gardening type gloves, or a soft cloth to avoid any biting or scratching incidents and also to avoid injury to the bat.
- In the unlikely event of a biting or scratching incident, any wound should be washed thoroughly with hot water and soap. Antiseptic solution can also be used. Because two species of bat found in the UK (Daubenton's bat (*Myotis daubentonii*) and serotine (*Eptesicus serotinus*) can occasionally carry a rabies-related virus, prompt medical advice **MUST** be sought and if possible, the bat safely contained for identification by an ecologist.
- Except for emergency situations, bats should not be touched or handled, or uncovered if they are in their roost. The ecologist will collect the bat if necessary, or advise that it should be left to make its own escape. An exclusion device may be used, by the ecologist, if the bat cannot safely be removed.

Post Works Checks

On completion of works, the reinstated or replaced bat roosting features will be inspected to ensure that they are suitable for bat use and, if considered necessary, follow-up surveys will be undertaken.