

*Batscan Ltd*

*5 Penlands Vale  
Steyning*



## **PHASE 1 BAT SURVEY REPORT**

Site: The Heys  
Bridle Road  
Slindon Common  
West Sussex, BN18 0NA

Client: Veronica Boyd  
The Heys  
Bridle Road  
Slindon Common  
West Sussex, BN18 0NA

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: 19th December 2023

Report Date: 21<sup>st</sup> December 2023

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## BATSCAN BAT SURVEYS

Phase 1 Bat Survey/Bat Scoping Survey – The Heys, Bridle Road, Slindon Common, W Sussex BN18 0NA  
OS Grid Ref: SU97119 07736

### Executive Summary

Two surveyors from Batscan Ltd carried out a Phase 1 bat survey (daytime building inspection/bat scoping survey)\* of a detached chalet bungalow, known as The Heys, in Bridle Road, Slindon Common, West Sussex, on 19<sup>th</sup> December 2023. The survey was undertaken on behalf of the home owner, who is proposing to replace the existing conservatory at the rear of the house, with a new, single-storey extension. It is also proposed to add a dormer window at first floor level, to create a larger bathroom.

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 have entered 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 bungalow, which dates from the 1950s, is constructed of brick with a pitched roof, clad with interlocking, concrete roof tiles. The conservatory was added in 2005. The property is set in a mature garden, adjacent to other residential dwellings.

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

Bridle 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 village.

No bats, bat droppings or other evidence of bat use was found within the side lofts or around the exterior of the building. Apart from some very minor gaps beneath flashing around the dormer windows, there are no roosting opportunities in the bungalow or conservatory. The potential for bats to be harmed or disturbed by the proposed work 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.**

# BATSCAN BAT SURVEYS

## 1. Introduction & Background

- 1.1 Two surveyors from Batscan Ltd carried out a Phase 1 bat survey (daytime building inspection/ bat scoping survey) of the detached chalet bungalow, known as The Heys, in Bridle Road, Slindon Common, West Sussex, on 19<sup>th</sup> December 2023. 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 home owner, who is proposing to replace the existing conservatory, at the rear of the house, with a new, single-storey extension. It is also proposed to add a dormer window at first floor level, on the rear (south) side to create a larger bathroom.
- 1.3 Bridle 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 village.
- 1.4 The bungalow, which dates from the 1950s, is constructed of brick, with a pitched roof clad with interlocking, concrete roof tiles. It is understood that the loft was converted for residential use in the 1990s and that the conservatory, at the rear of the building, was added in 2005. The Heys is set in a mature garden, adjacent to other residential properties.
- 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. 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 four 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*), serotine (*Eptesicus serotinus*), whiskered bat (*Myotis mystacinus*), barbastelle (*Barbastella barbastellus*) and brown long-eared bat. The licences dated from 2014 to 2020.
- 1.5 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 exterior of the building and the eaves level 'side lofts', checking for bats, evidence of bats and for potential roosting sites. There is no roof void above the first floor.
- 1.6 At this time of year, British bats have returned to their winter hibernation sites and are unlikely to be active. Therefore, only a daytime building inspection - a Phase 1 bat survey - can be carried out. The weather was relatively mild but rather wet, during the survey period.

## 2. Phase 1 Bat Survey (Building Inspection) – 19th December 2023 – 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



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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 Powerful torches were used to search the three 'side' lofts for bats and evidence of bat use, such as bat corpses, droppings, urine stains and 'rub' marks, from oil on bats' fur, around well-used roosting places and access points.
- 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, or stuck to roof slates, walls, 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 surrounding area was assessed for the potential of bat use.
- 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' (3<sup>rd</sup> edn)\*<sup>2</sup> were followed for the course of this survey.

### 3. Phase 1 Bat Survey (Building Inspection) – 19th December 2023 – Results

#### 3.1 Exterior of building

No evidence of bat use was seen around the exterior of the building. The eaves appear to be tightly sealed. The interlocking tiles are extremely tight-fitting, with no obvious crevices, where bats might gain entry. A few, very minor gaps were noted under flashing around Velux windows but no significant roosting or access opportunities were seen.



The bungalow, viewed from the front (north) side

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The bungalow and conservatory, viewed from the rear (south) side



The bungalow and conservatory, viewed from south-west



Tightly sealed gable apex at east side of bungalow roof



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Tightly sealed eaves and roof tiles at the front (north) side of roof

### 3.2 Roof Void

The three 'side' lofts were accessed via cupboard doors from the first floor bedrooms. The roof is lined, internally, with a light-coloured, breathable membrane. The voids are insulated with fibre-glass insulation material and the floors are boarded to allow for storage. No bats, evidence of bats or potential for bat use was noted in these roof spaces.



View of side loft

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View of side loft



View of eaves from side loft



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### 3.3 Surrounding Habitat

The mature gardens offer a sheltered foraging area for bats and there is excellent connectivity, via hedgerows and tree-lines, to large areas of mixed woodland and open areas, suitable for roosting and foraging. Recent surveys of nearby land have revealed the presence of bats of several species.



View from rear garden, to south



View to east, from rear garden

### 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.
- 4.2 There were no other constraints to this building inspection.

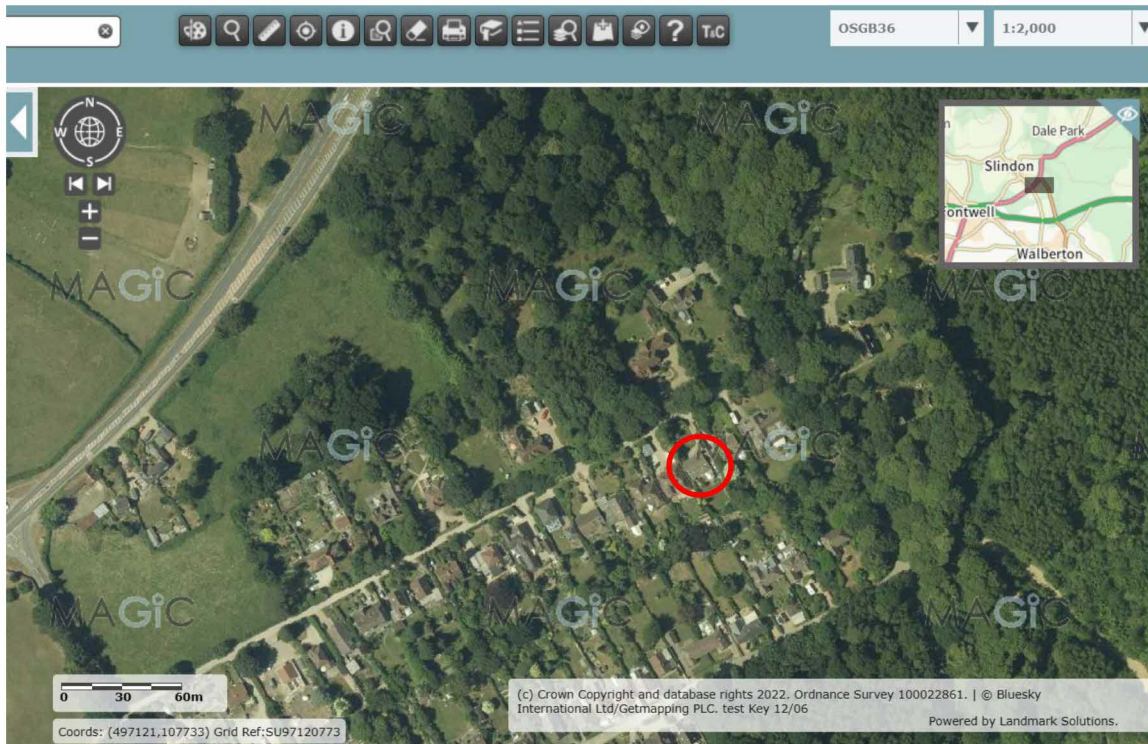
### 5. Conclusions & Recommendations

- 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 potential was 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, it is advised that appropriate care should be taken during the works, particularly when removing tiles or other roofing materials. As a precaution, 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.

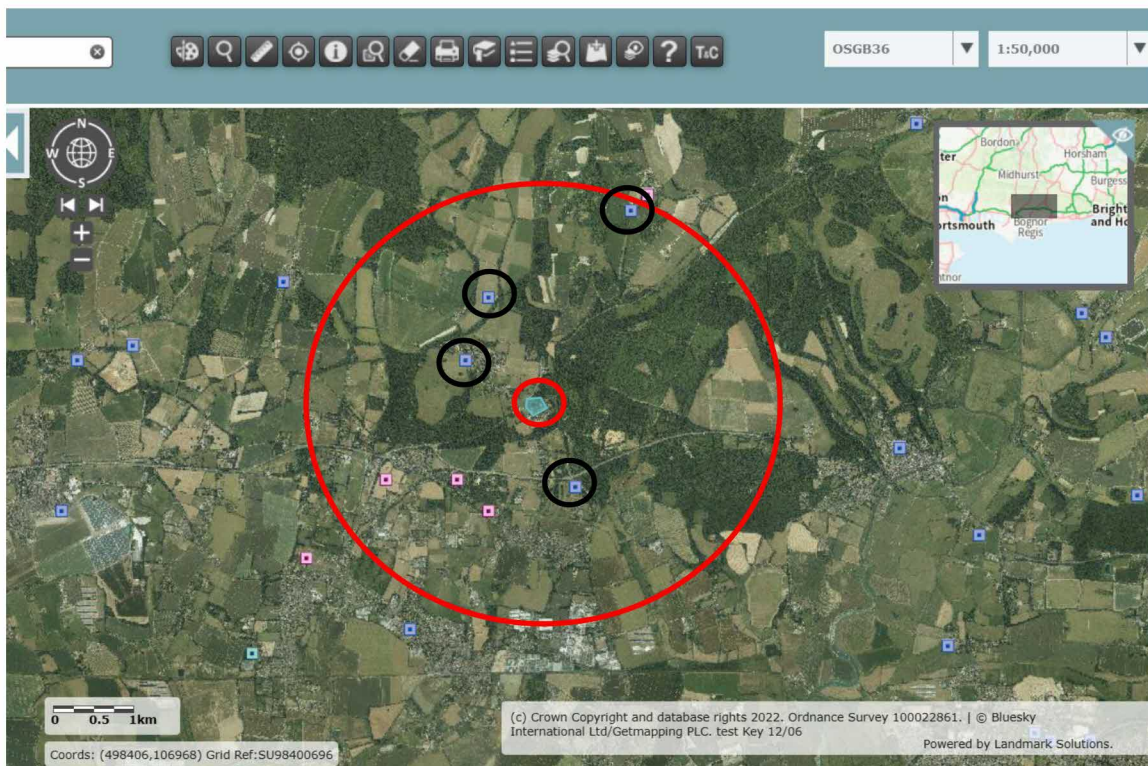


# BATSCAN BAT SURVEYS

## MAGIC MAPS



MAGIC Maps (They Heys, circled in red)

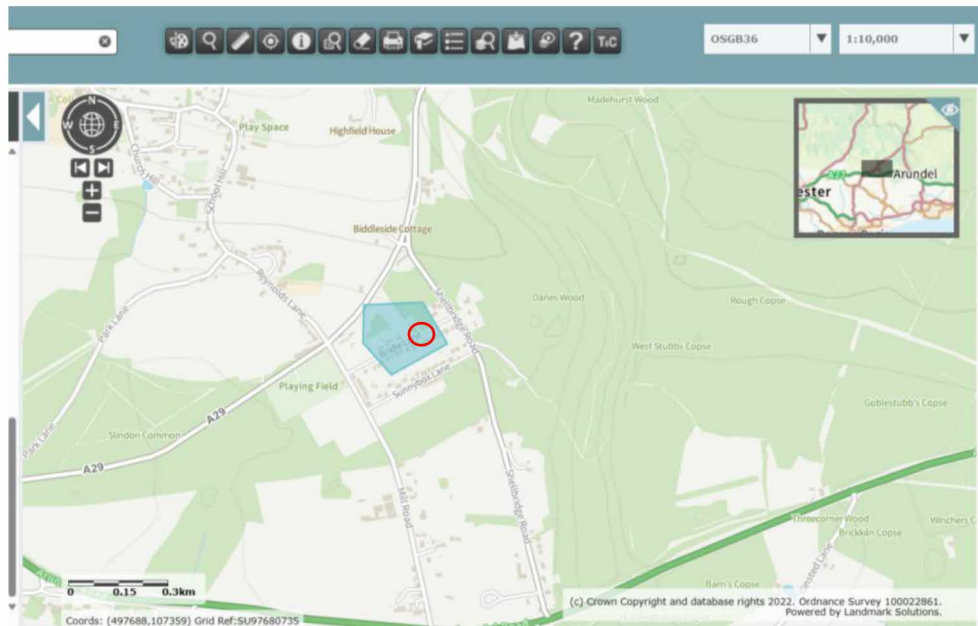


Sites where Natural England EPS Licences (Bats) have been granted within 2km of site (circled black)





## BATSCAN BAT SURVEYS



MAGIC Maps – aerial view of site and surrounding area (The Heys, circled)

- \*1 A Phase 1 Bat Survey/Bat Scoping Survey comprises of 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.

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*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.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3<sup>rd</sup> edn). The Bat Conservation Trust

### 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.

The contents of this report were correct at the time of the site visit. The report is provided for the sole use of the named client and is confidential. All rights in this report are reserved. No part of it may be reproduced or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, or stored in any retrieval system of any nature, without our written permission. Its content and format are for the exclusive use of the addressee in dealing with this. It may not be sold, lent, hired out or divulged to any third party not directly involved in this situation without written consent.

## BATSCAN BAT SURVEYS

*The following is our interpretation of the law relating to bats, but should not be relied on in place of professional legal advice. This may be subject to change, now that the UK has left the European Union.*

### LEGAL PROTECTION

All bat species and their roosts in Britain are protected under Section 9 of the **Wildlife and Countryside Act 1981 (as amended)** through inclusion on Schedule 5. This Act was significantly strengthened by the **Countryside and Rights of Way Act 2000 (the CROW Act)** which introduced a statutory duty for the government to promote steps to further the conservation of priority habitats and species listed on the UK Biodiversity Action Plan (UKBAP). The Countryside and Rights of Way Act has made a number of important changes to the Wildlife and Countryside Act 1981 in England and Wales. These include making Section 9 offences 'arrestable offences' and increasing fines for these offences to £5000 per bat and/or a period of imprisonment of up to 6 months.

Bats are also included on Annex IV of Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (known as the Habitats Directive). As a result of the UK ratifying this directive, all British bats were protected under The Conservation (Natural Habitats etc.) Regulations 1994 (the Habitat Regulations), now consolidated as the **Conservation of Habitats and Species Regulations 2010**. These make it illegal to kill, injure, capture or disturb or obstruct access to, damage or destroy bat roosts. Under the law, a roost is any structure or place used for shelter or protection. Since bats tend to use the same roosts, the roost is protected whether the bats are present or not. Four bat species (greater horseshoe, lesser horseshoe, Bechstein's and barbastelle) are also on Annex II of the Regulations, which requires the designation of Special Areas of Conservation (SAC) to ensure that the species is maintained at a favourable conservation status. In the UK, this is being done through the designation of certain selected SSSIs. The Habitat Regulations impose a duty on public bodies, in the exercise of any of their functions, to have regard to the European Habitats Directive (EC Directive 92/43/EEC) on the conservation of natural habitats and wild fauna and flora.

Changes made to the Habitats Regulations increase the legal protection given to bats and their roosts. Previously, if damage was 'an incidental result of a lawful operation' and reasonable precautions had been taken to avoid it, there would have been no offence. This defence has been removed, as has the so-called 'dwelling house' defence. Therefore, there is now a significant risk of operators committing an offence if they do not take necessary checks and seek licences where required. However, the threshold level for disturbance of bats has been raised. New guidance was given in early 2009 on recent changes to the Habitat Regulations, but basic principles remain the same, in that the destruction of a bat roost is illegal, but that some low-level disturbance of bat roosts, considered to be below an agreed threshold of significance, would not constitute an offence. Expert advice, from a suitably qualified ecological consultant, should be sought on what constitutes significant disturbance to protected species or their habitat. Guidance now states that it is an offence to: 'intentionally or recklessly disturb a group of bats where the disturbance is likely to either (a) impair their ability to survive, to breed or reproduce, or to rear or nurture their young, or to hibernate or migrate, or (b) to affect significantly the local distribution or abundance of the species, in either case whether in a roost or not.'

UK signatory to the Agreement on the Conservation of Bats in Europe was set up under the **Bonn Convention**. The Fundamental Obligations of Article III of this agreement, require the protection of all bats and their habitats, including the identification and protection from damage or disturbance of important feeding areas for bats.

Section 40 of the **Natural Environment and Rural Communities Act 2006 (the NERC Act)** states that (1) 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.'



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Six species are listed on the UKBAP. These are the greater horseshoe bat (*Rhinolophus ferrumequinum*), the lesser horseshoe bat (*Rhinolophus hipposideros*), barbastelle (*Barbastella barbastellus*), Bechstein's bat (*Myotis bechsteinii*), brown long-eared bat (*Plecotus auritus*) and soprano (55 kHz) pipistrelle (*Pipistrellus pygmaeus*).

### Planning Policy Context \*

Government policy guidance for biodiversity and nature conservation throughout the UK is provided in the following planning guidance and statements, which are current at the time of writing:

England:

- National Planning Policy Framework 2012 (DCLG, 2012)
- Government Circular 06/2005: Biodiversity and geological conservation – Statutory obligations and their impact within the planning system (DCLG, 2005)
- Circular 02/99: Environmental impact assessment 1999 (DCLG, 1999)

In addition to the national policy guidance outlined above, regional and local planning policies should be consulted and other country-specific guidance, such as NE's standing advice to Local Planning Authorities (LPAs) may also be relevant.

Government planning policy guidance throughout the UK requires LPAs to take account of the conservation of protected species when considering and determining planning applications. This biodiversity duty is imposed in England Wales through the Natural Environment and Rural Communities (NERC) Act 2006, which states that 'every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'.

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. This requirement has important implications for bat surveys as it means that, where there is a reasonable likelihood of bats being present and being affected by the development, surveys must be carried out before planning permission is considered.

Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation, enhancement and monitoring measures.

The term 'development' used in these guidelines includes activities and proposals that could impact bats. In planning terms, this includes activities requiring outline and full planning permission but also those that meet the criteria for permitted development, require listed consent and require prior approval to demolish.

Further details on the standard of information required to assess a planning application is detailed in Clauses 6 & 8 of BS42020. (BSI 2013) and additionally in Clause 7.3. The Code of Practice set out within British Standard for Biodiversity – BS42020:2013 provides recommendations and guidance for those in the planning, development and land use sectors who work might affect or have implications for the conservation or enhancement of biodiversity.

The planning system should also deliver overall net gains for biodiversity (enhancements) as laid out in the National Planning Policy framework and other planning policy documents.

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As a result of the Judicial Review Judgement 5<sup>th</sup> June 2009: **Woolley v Cheshire E Borough Council & Millennium Estates Limited** the role and responsibilities of planning authorities has been clarified. In the course of its consideration of a planning application, where the presence of a European protected species is a material consideration, the LPA must satisfy itself that the proposed development meets three tests as set out in the Directive. The proposed development must meet a purpose of *'preserving public health or public safety or other imperative reasons of overriding public interest including those of social or economic nature and beneficial consequence of primary importance for the environment'*. In addition the authority must be satisfied that, (a) *'that there is no satisfactory alternative'* and (b) *'that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.'* The recent ruling states that *'if it is clear or perhaps very likely that the requirements of the Directive cannot be met because there is a satisfactory alternative or because there are no conceivable "other imperative reasons of over-riding public interest" then the authority should act on that and refuse permission.'*

Surveys and mitigation strategies for bats should generally not be made a requirement of a planning condition or be undertaken after permission has been granted. The Woolley Judgement clarified this. Local planning authorities are unable to fulfil their duty under Regulation 3(4) of the Habitats Regulations and cannot properly weigh protected species issues (see above) without complete information. However, in a small number of circumstances, conditioning strategies may be the most appropriate course of action. The local Natural England Species Officer should be consulted, where this might be the case.

Following the judgement in the recent case of *Morge (FC) v Hampshire County Council* (2011) UKSC 2 considered the application of local authority duty with in relation to European protected species. It came to the conclusion that, if the Planning Authority concludes that the carrying out of the development for which permission has been applied for, even if it were to be conditioned, would be likely to offend Article 12(1) by say causing the disturbance of a species with which that Article is concerned, then it must consider the likelihood of a (Natural England) licence being granted. Further detailed standing advice on European Protected species was subsequently produced and is now available at:

[www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/default.aspx](http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/default.aspx)

Should works be proposed that are likely to result in the disturbance of bats or a bat roost, English Nature (now Natural England) can advise regarding the legal protection. However, the developer should consult with their ecologist on whether a licence is required as this decision is based on whether it is reasonably likely that an offence may occur. The licence application is made to the Natural England Wildlife Management and Licensing Service. This licence was formerly known as a DEFRA Licence.

Planning authorities should be aware that developments which compromise the protection afforded to European protected species, including all British bats, will normally require a NE EPS licence under the law. Planning issues relating to bats need to be resolved prior to the application for a licence.

The three tests detailed above must be satisfied before NE can issue a licence under Regulation 44(2)(e) to permit otherwise prohibited acts.

Further guidance on the three tests can be found in the Natural England publication entitled 'European Protected Species: Mitigation Licensing – How to get a licence'<sup>1a</sup>

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<sup>1a</sup> Available to download [http://www.naturalengland.org.uk/Images/WML-G12\\_tcm6-4116.pdf](http://www.naturalengland.org.uk/Images/WML-G12_tcm6-4116.pdf)

Also see: *Local Plan* (Chichester District Council, adopted April 1999; policies saved Sep 2007).

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Ultimately it is for the developer to ensure compliance with the law during the actual implementation of the development, not the planning authority. It is for the planning authority to monitor whether planning conditions are being properly discharged.

Further advice on Bats and the Law can be obtained from:

[Wildlife Management and Licensing Service, Natural England, 2 The Square, Bristol, BS1 6EB](#)

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<sup>5</sup> *Focus on Strategic Growth Options: A consultation on the options for major development in Chichester District 2011-2026* (Jan 2010).



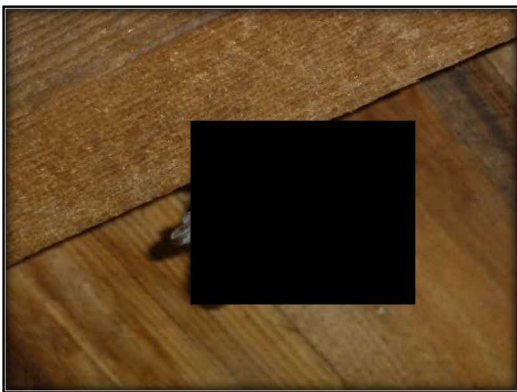
## Batscan Ltd Toolbox Talk

Tel: 01903 810119 – mobile 07880 916332/07881 607603 – email: surveys@batscan.org

### 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.