



**Report
of
Daytime Scoping Bat Survey

conducted
at
The Woodgate Centre
Westergate

on
May 26th 2011**

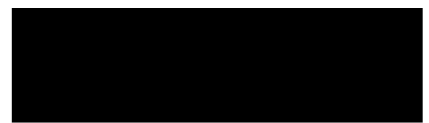


Survey undertaken by:-

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Natural England Bat Licence Number 20103007



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2 Background

The site consists of a roughly rectangular area of land with a large area of pasture divided into paddocks for horses, with a grass track between and around the paddocks used for riding and access. Stables and buildings divided into small units which are rented out to individuals lie in the centre of the northern section of the site with two dwelling houses to the west of these buildings.

Outline planning permission is to be sought for a housing development on the western side of the site and for a small development for class B1 business use and parking in the centre of the northern boundary with amenity woodland on the eastern side of the site.

An extended Phase 1 habitat survey was undertaken in March 8th 2011 by Ahern Ecology Ltd. This identified the buildings as having moderate potential to support roosting bats but did not detail why this conclusion was reached or provide any information about roosting potential. There was no evidence of bats recorded during this survey. It was recommended that should the proposed development include alterations or demolition of any of the buildings activity surveys should be undertaken.

The survey also identified a number of broad leaved trees on the site with moderate potential to support bats. The report stated that should the proposed development include the removal of these trees they should be checked by a Natural England licenced bat worker before felling.

A daytime scoping bat survey was undertaken by a bat ecologist to consider the site in more detail.

The Bat Conservation 'Bat Surveys – Good Practice Guidelines' have been taken into account to determine the extent of the investigative work required on this site.

3 Location

Map reference

SU 941 041

Address

Woodgate Centre

Westergate

West Sussex

4 General Description of Site

The roughly rectangular site lies to the east of housing in Woodgate and Westergate. A caravan site bounded the southern boundary, housing the western boundary and fields the north and eastern boundaries with a railway line passing east/west a very short distance to the north.

A group of pitched roof buildings comprising stables and storage areas rented out to many individuals lay in the centre of the northern area of the site. All had unlined corrugated roofing. Two bungalows with pitched tiled roofs lay to the western side of these buildings but were not included in the survey.

The remainder of the land was used as grazing for horses and ponies on a rotational basis. A small number of oak trees lay within the paddocks and trees lay on the northern and western boundaries. The eastern boundary was largely open and the southern part tree lined.

5 Surrounding Habitat

The surrounding countryside is relatively flat with large open fields surrounding the housing. There is no woodland in the vicinity. There is a rife passing north south on the eastern end of the site with connecting hedging. There are no Sites of Special Scientific Interest (SSSI) within a three kilometres radius.



6 Bat Legislation

All species of bats and their roosts are legally protected in England. All bats in England are listed as a European Protected Species. The following provides a guide to the legislation.

The Conservation of Habitats and Species Regulations 2010 (the “Habitats Regulations”) consolidate and update the Conservation (Natural Habitats, &c.) Regulations 1994¹ (“the 1994 Regulations”).

The Conservation of Habitats and Species Regulations 2010 fully protect bats and their roosts, making it an offence to:-

- Deliberately kill, injure or capture a bat
- Deliberately disturb a bat in its roost or deliberately disturb a group of bats
- Damage or destroy a breeding or resting place of bats (even if bats are not occupying the roost at the time)
- Possess or advertise/sell/ exchange a bat (dead or alive) or any parts of bats or transport a bat or any part of a bat
- Intentionally or recklessly obstruct access to a bat roost

Disturbance of animals includes in particular any disturbance which is likely:-

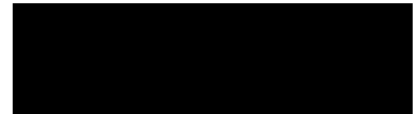
- (a) to impair their ability—
 - (i) to survive, to breed or reproduce, or to rear or nurture their young, or
 - (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
- (b) to affect significantly the local distribution or abundance of the species to which they belong

Natural England, European Protected Species Licence would be required if an individual wishes to undertake works/activities that would affect bats and would involve one or more of the following: capture, kill, disturbance, transport and/or damage/destroy the roosts or resting places of bats.

Under Regulation 53(2)(e-g)& 53(9)(a-b) of The Conservation of Habitats and Species Regulations 2010 Natural England, under powers conferred by the Secretary of State, has authority to issue licences. In determining whether or not to grant a licence Natural England must apply the requirements of Regulation 53⁵ of the Regulations and, in particular, the three tests set out in subparagraphs (2)(e), (9)(a) and (9)(b)⁶.

- (1) **Regulation 53(2)(e)** states: a licence can be granted for the purposes of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment”.
- (2) **Regulation 53(9)(a)** states: the appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative”.
- (3) **Regulation 53(9)(b)** states: the appropriate authority shall not grant a licence unless they are satisfied “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.”

Evidence of the proposed provisions to accommodate the bats in the future would be required for a licence to be granted where needed—for example, an alternative roost may need to be provided. Details of the conduct of the proposed activities would be required in detail.



7 Objectives of the Survey

- To establish if there is evidence that bats utilise the buildings or trees on the site for roosting
- To establish if there are potential opportunities for bats to roost within the buildings or trees on the site
- To investigate the species of bat using the buildings or trees for roosting if applicable
- To consider the type of bat roost if applicable
- To consider access points used by bats if applicable
- To consider the implications of the proposed building work to any bat roosts identified or to potential roosting opportunities
- To consider the implications of the proposed building work to any identified bat roosts or potential bat roosts in the vicinity
- To provide recommendations and advice should evidence of bats roosting or evidence of potential bat roosting be identified in the building

8 Methodology of survey

- A detailed inspection of the buildings was undertaken for evidence of bat activity and for bats
- The external structure of the buildings was surveyed carefully and thoroughly from the ground and with binoculars and a high powered torch were appropriate
- The buildings were considered internally for evidence of bat activity where accessible
- Consideration was given to any possible access points open to bats
- The surveyor checked for any evidence of bats including oil stains formed during entry and exit of possible roost sites, urine stains, droppings and for bats
- Equipment used included torches (Exposure single joystick and spot light, Canon G11 digital camera, Opticron Oregon LE WP binoculars. Equipment available for use included an Aardvark wireless inspection camera with recordable monitor Petzl duo 14 head light, Exposure double joystick, five piece aluminium ladder and mirrors
- The surrounding habitat was considered during the survey
- A desk study of the surrounding habitat was undertaken accessing appropriate websites for suitable habitat for bats in the area

9 Constraints

The buildings could not all be fully accessed but sections of all but one building was entered. The areas that could not be entered are listed below:-

- Building 2 - Only one garage entered in mid-section of long building divided into three areas
- Building 38 - Only one unit entered on north and three units on south side
- Building 41 was not entered but was viewed through a large gap in the door
- Trees on the boundary could only be considered from within the site
- Two dwelling houses on the site were not entered
- The stabling was actively used and any evidence of bat droppings would have been lost

10 Records

There are five records of bat roosts within a one kilometre radius held on the data base held by the Sussex Wildlife Trust. These include two records of the Long-eared bat (*Plecotus*), one record of Pipistrelle (*Pipistrellus*) and one record of a Serotine (*Eptesicus serotinus*) all roosting in the same area one kilometre to the south east. There are good hedge links from these roosts to the site surveyed.

Although there are no records for the Westergate/Woodgate area this does not mean there are no bat roosts. The records are dependent on a roost being recorded. Sue Harris was called out to

rescue a Common Pipistrelle found behind hanging tiles during window work in 2010 in a house approximately 150m to the north of the site surveyed in this report.

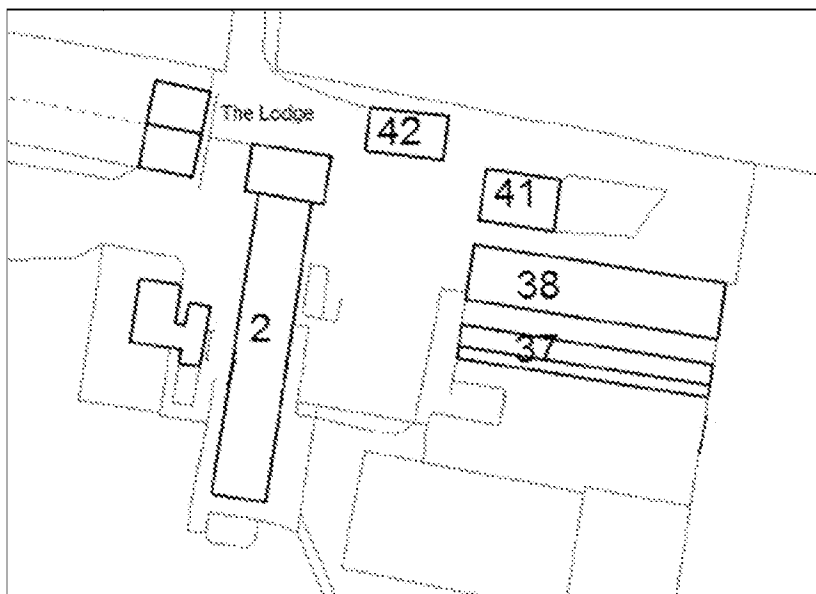
11 Weather during survey

16C.Dry with a short shower, variable cloud cover. Strong wind.

12 Outcome of Survey

12.1 Buildings

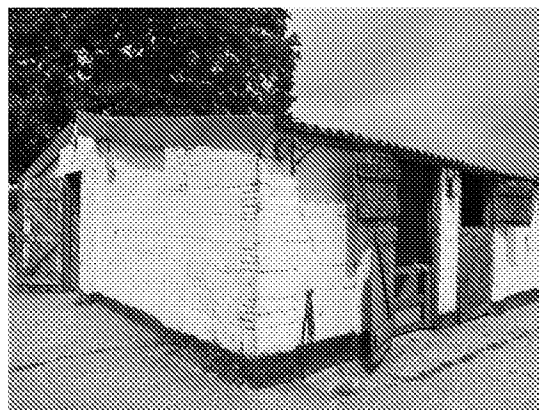
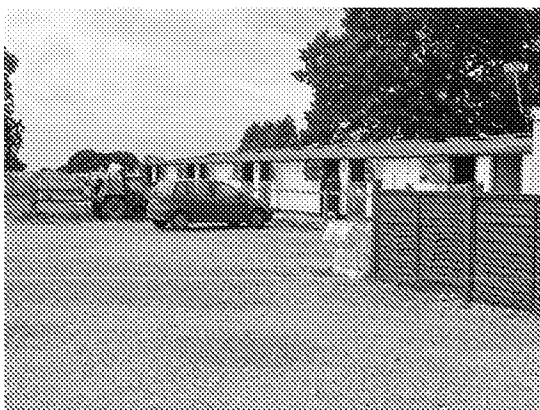
The buildings are numbered as in the extended Phase1 Habitat survey undertaken in March 2011 as shown below.



12.1.1 Building 2

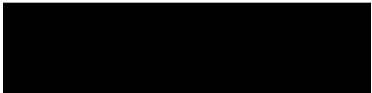
The building consisted of a long building passing north/south divided into three areas. A stable block lay on the southern end, enclosed garages in the centre and a larger open barn (Unit B1) on the northern end.

12.1.1.1 Stables – southern end

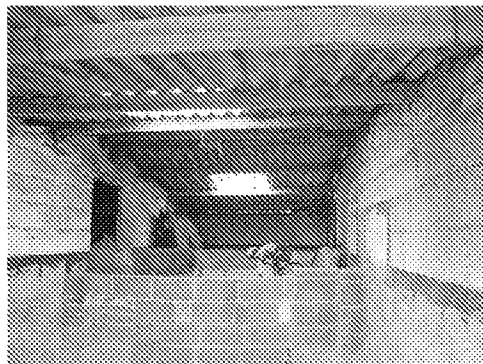


Stabling showing the southern gable end in the photo on the right

The stables had painted block external walls with partition walls providing stables on either side of the building with a central passageway. Stable doors on the outer walls were open for horses. The

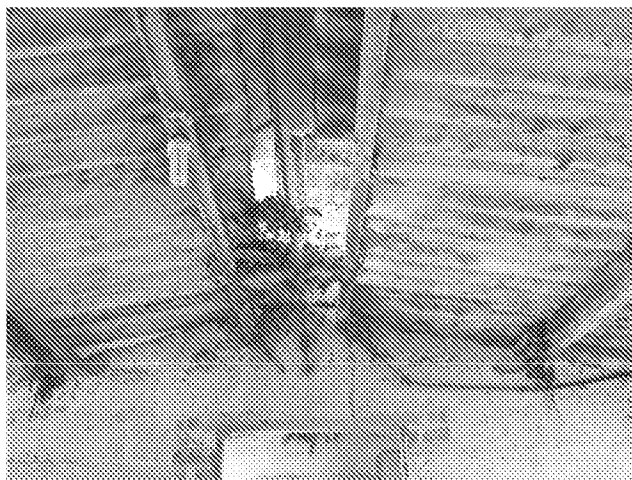


building was light internally due to the amount of light entering through doorways and clear panels in the roofing.



Stabling internally

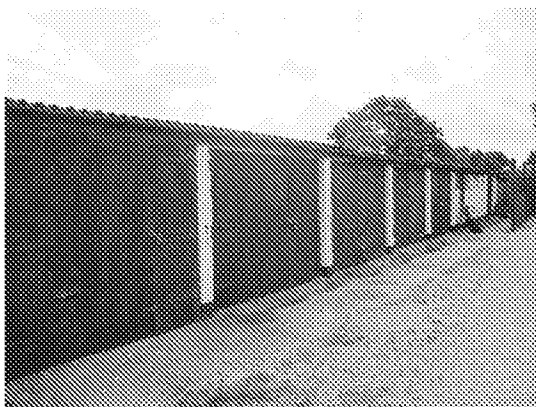
The low pitched roof was covered with an unlined corrugated sheeting, The ridge, with ventilated sections was very open and was covered with netting internally as shown in the following photo.



Ridge of stable block showing netting under open ridge

There were no day time roosting opportunities identified for bats. The stables could be entered by bats for feeding at night but the roosting opportunities were very poor even for night time roosting

12.1.1.2 Garages – mid section



West facing entrances to the garages



Garage roof internally showing clear panels in roofing and chicken wire under roofing



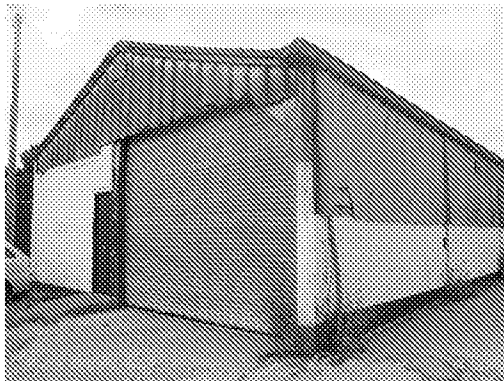
The garages are rented and only one was entered out but the surveyor was informed that they are all of the same construction and could be seen well externally.

The block walls were painted and provided partitions up to the ridge between each of the garages internally.

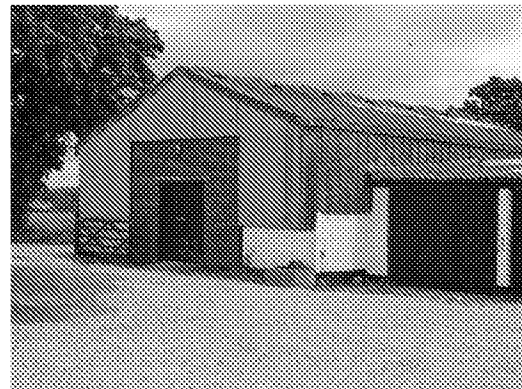
The low pitched roof was covered with corrugated sheeting with clear panels placed at regular intervals. The roof was lined with chicken wire which passed under the open ridge (see previous photo on right). Access was available to bats at the eaves but the wire prevented roosting.

There was no evidence of bat activity within the garage entered and the construction was such that it did not offer daytime roosting and offered a very low potential for night time roosting and feeding due to the wire netting over an unlined roof.

12.1.1.3 Barn (Unit B1) – northern end



Eastern gable end and northern side



Western gable end and southern side attached to garages

The northern end of comprised a 'modern' agricultural barn style building with block lower walls and upper walls and roofing made up of composite corrugated sheeting. The supporting structure was of concrete and steel.

The building was open internally to the roof which had two rows of clear roofing panels allowing large amounts of light into the building.

There were no bat droppings seen in the building and there was no roosting identified within the very light building.

12.1.2 Building 37 – stable block and storage



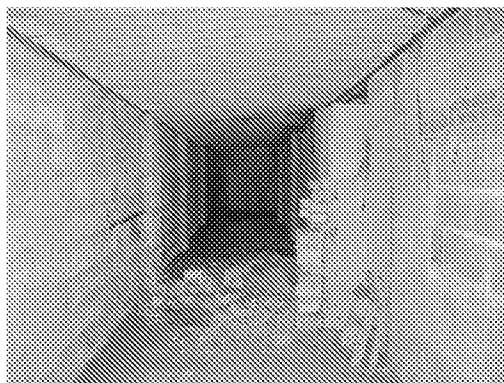
This long rectangular building passing west/east had a shallow mono-pitched roof covered with unlined corrugated sheeting. The northern side was divided into stabling with access to each stable



from hard standing to the north of the building and the southern side two long open storage areas accessed at each end of the building. The stabling was light and did not appear to offer roosting opportunities to bats within the stables.

The walls were brick externally and block internally with a cavity which may have potential for bats to roost but rat management is an issue on the site and it is likely that the combination of the low height of the walls, rats and dust levels from hay and bedding would make the cavity undesirable to bats.

The two storage areas at each end of the building were similar with an open entrance in the eastern end and a door to the western end. There was good access into these areas at the eaves and in the open entrance on the eastern end but there was no evidence of bat activity and significant levels of cobwebs along the length of the storage areas.



Storage area on southern side of building

12.1.3 Building 38 –Storage and lock up areas



Western end showing stables on the southern side of the building

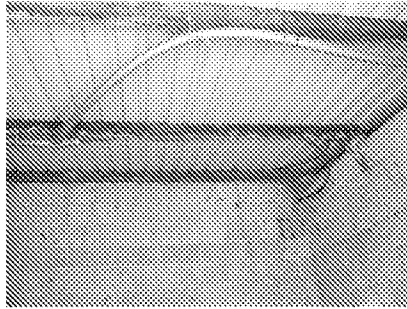


Northern side divided into units with large metal doors

The walls of the building were constructed in the same way as Building 37 which lay parallel and to the south and was of the same length but the building was higher and wider and had a corrugated metal roof.

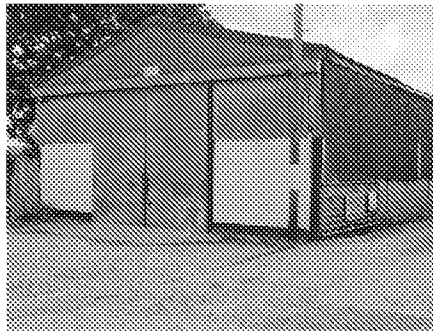
The building was divided into large areas on the north with large doors and smaller stable sized areas on the south to provide storage to individuals and lock up units. There were no open doors.

One unit was accessed on the north and three on the south. The roofing internally was constructed as shown in the following photo. This may offer night time roosting but with no crevices in the roof has a very limited value to bats.



Simple roofing structure

12.1.4 Building 41

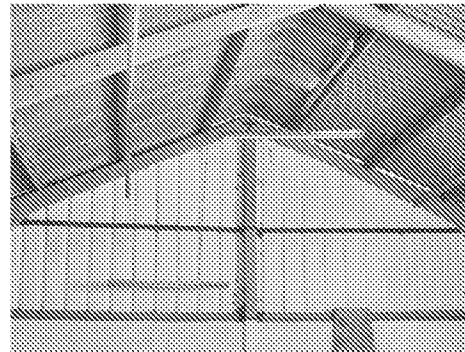


This building could not be entered but was of a similar construction to the agricultural barn style building 42. It was possible to look through a large gap in the metal doors and it did not appear that there were roosting opportunities within the building which was very light from light entering clear roofing panels.

12.1.5 Building 42



West facing frontage



Corrugated walls and roof

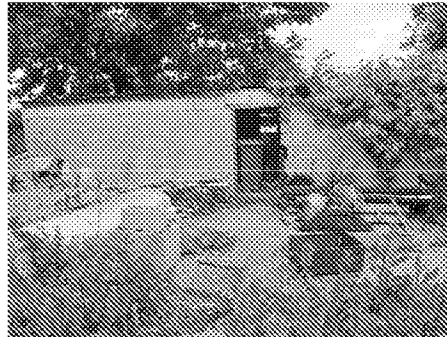
The building was an agricultural barn style building of a concrete framed construction with the lower walls of block and higher walls and roof of corrugated composite material with clear panels in the roof.

The building was open to the ridge internally and very light. There appeared to be access into the building through roof vents and at the eaves.

The building did not provide day time roosting and was not well suited to night time roosting. No bat droppings or evidence of feeding were seen.



12.1.6 Buildings on northern boundary



There were two block constructed buildings with monopitched roofs with corrugated sheeting on the northern boundary. These simply constructed buildings open buildings could provide limited opportunities for bats to use them as feeding roosts but there was no evidence of bat activity within the buildings.

12.1.7 Bungalows

There were two bungalows situated immediately to the west of the buildings described in the previous text. These buildings were not surveyed but were considered for suitability for bats.

The roof tiles on these bungalows appeared to be very tightly fitted and one had rooms built into the roof. This had a small tower on the roofing with clay roof tiles which it is understood are lined and offered opportunities for bats to roost.



Small tower on northern dwelling

12.2 Trees and boundaries

The buildings are numbered as in the extended Phase1 Habitat survey undertaken in March 2011.

12.2.1 Entrance Driveway

An entrance driveway passing from the north east was tree lined providing opportunities for roosting and foraging as well as providing a good potential linear feature for connectivity along the northern boundary to a rise on the eastern boundary. The driveway was separated from the remainder of the site by a house and garden which is not part of the site considered in this report.

12.2.2 Northern eastern boundary

A house lay between the entrance driveway and the north eastern boundary and is not part of the development. The garden is lined with trees with good foraging potential and further trees in the garden may have roosting potential.



Trees on south side of garden on northeast corner

There were two oak trees (44 and 45) on the northern boundary close to the north side of the buildings which are described in the following text. There was also an oak tree on to the eastern end of the northern boundary by paddock 29. This had a large amount of brambles and growth at its base making it very difficult to assess. The tree should not be affected by the proposed work.

12.2.2.1 Oak Tree (44)



The relatively young oak tree had ivy stems over the trunk but an absence of ivy leaves. A hole could be seen as shown in the following photo which could offer potential for bats to roost. There was also a branch dying back shown in the left of the photo which may have some opportunities for roosting.



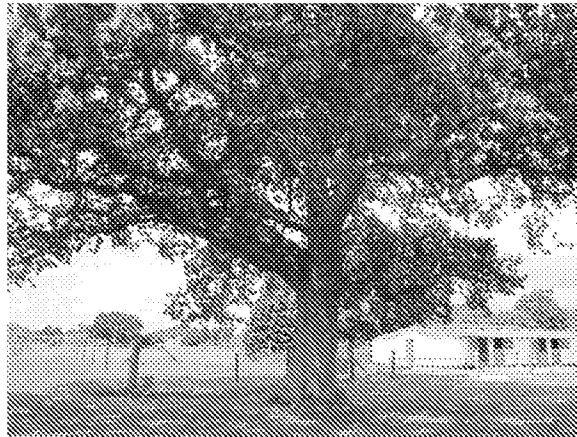
12.2.2.2 Oak Tree (45)

The tree was of a similar size to 44 and only a short distance to the east. There was a great deal of ivy over the trunk which divided at about 3m which may cover holes but the tree appeared in good condition.

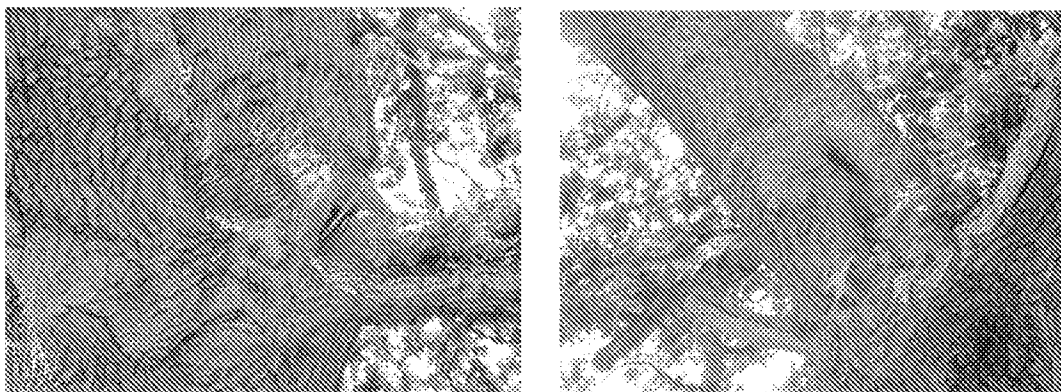
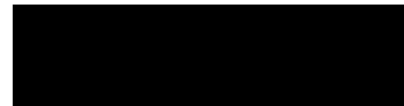
12.2.3 Trees within pasture

There were a number of oak trees scattered over the site discussed below.

12.2.3.1 Oak tree (20)



This Oak tree lay to the south of the buildings and a schooling area and beside pasture. There were several large holes in the tree above 3 metres two of which are shown in the following photo. These had a high potential for use as roosting but the potential may be reduced by the open nature of the area around the tree.



Example of holes with potential for bats to roost

12.2.3.2 Oak tree (28) and Oak tree in paddock (29)



Oak Tree 28 in foreground and oak tree in paddock numbered 29 in background

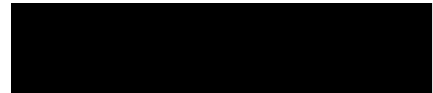
There were no specific roosting opportunities identified in the trees although they could provide good foraging and night time roosting.

12.2.3.3 Oak tree (30)



Oak Tree (30)

The oak tree was surrounded by paddocks and dense ivy grew up the trunk. There were no holes seen in the trunk but the ivy could provide night roosting and cover potential roosting opportunities in the trunk and larger branches.



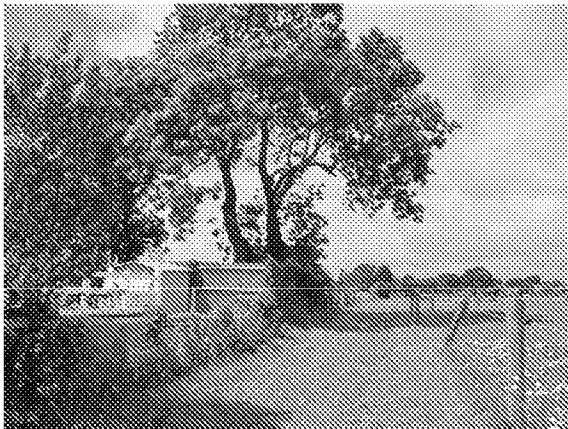
12.2.4 Trees on southern boundary

There were no trees on the site on the southern boundary but there was hedging in the adjacent caravan site on the eastern end of the southern boundary. The western end had work going on within the caravan site and the surveyor was informed that the tree line had very recently been removed. Satellite imagery supports this.

This boundary could provide an important connecting feature to bats commuting between roost and foraging.

12.2.4.1 Ash tree (19)

An Ash tree lay just off the site close to the boundary in the centre of the southern boundary. This had a large area of lifting bark. A hole from die back and another from a cut branch all offering a high potential for bats to roost.



Ash tree



Hole from cut branch and lifting bark on trunk

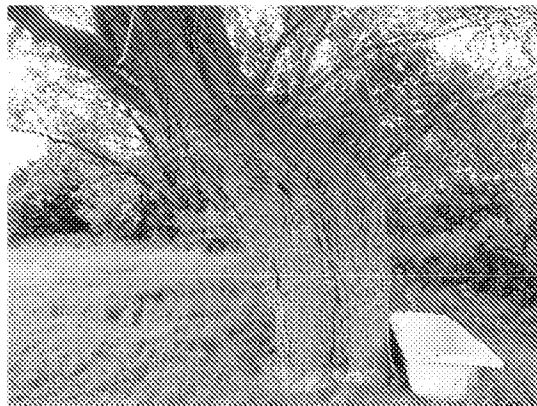
12.2.5 South eastern corner

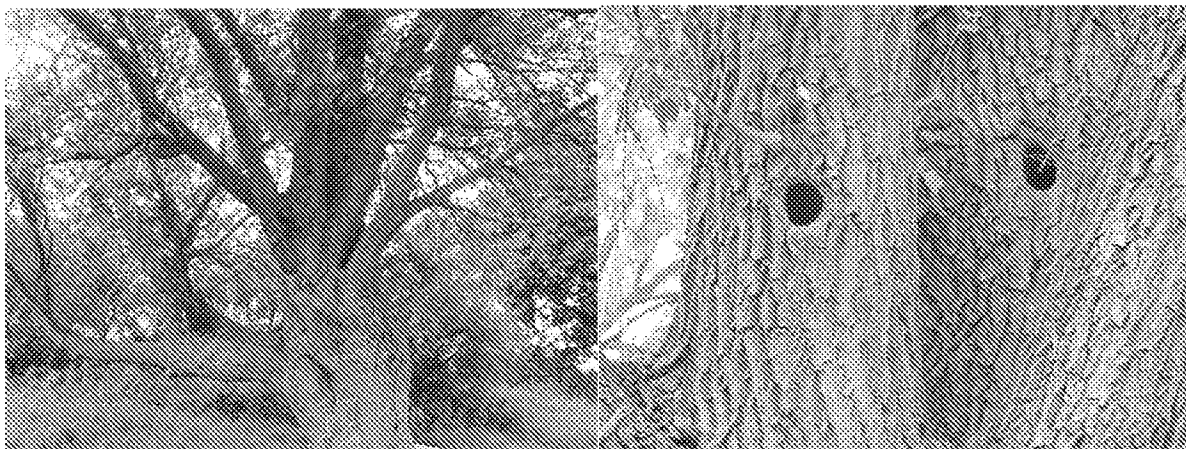
12.2.5.1 Oak tree (24)

An oak (24) on the eastern end of the southern boundary appeared to have no potential for day time roosting although could offer good foraging opportunities.

12.2.5.2 Willow

A willow on the boundary of the south eastern corner had a high potential for bats to roost with four woodpecker holes and cracks and splits. The tree lay beside a very good tree line passing to the south and close to the rife.





Woodpecker holes in trunk

12.2.6 Western Boundary

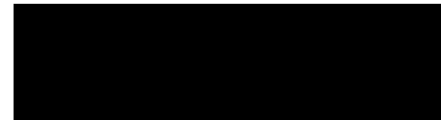
The western boundary was lined with native trees including hawthorn and hazel and could provide a connecting feature as well as foraging.

Two English Oak Trees lay towards the southern end of the boundary. These were relatively young and appeared to be in good condition with no specific opportunities noted for bats to roost.



There was an ivy covered hawthorn by the access to Woodgate road that could offer roosting potential, particularly night roosting, shown in the following photo.





13 Summary

13.1 Buildings

There was no evidence seen to suggest that the buildings on the site were utilised by bats as a bat roost. No bat droppings or bats or evidence of feeding such as moth wings were seen in the buildings or sections of buildings that were considered.

13.1.1.1 Building 2 - stables, garaging, modern agricultural barn

The stables and garaging had good access to bats but were very light with wire netting over the ridge in the stables and roofing in the garaging. Roosting opportunities were poor and are likely to be confined to feeding, if at all.

The agricultural barn on the northern end did not appear to offer roosting opportunities although bats could enter to feed.

13.1.1.2 Building 37 – stable block and storage

The building had a simple construction providing stables on the northern side and storage on the south. There was good access to bats but the roosting opportunities appeared to be limited to the cavity walls but the low height, dust from horse bedding and hay storage and rat activity is likely to reduce the potential to very low.

13.1.2 Building 38 –Storage and lock up areas

The building was divided into small stable sized and large lock up units with an unlined corrugated metal roof. Roosting appeared to be confined to the walls as in building 37.

13.1.3 Building 41 and 42

These two agricultural barn style buildings with corrugated composite roofing and walls had no identifiable roosting for bats. They could be accessed for night roosting and feeding but the potential is likely to be very low even for this use.

13.1.4 Buildings on northern boundary

There were two small block constructed buildings with monopitched roofs with corrugated sheeting on the northern boundary. These simply constructed buildings open buildings could provide limited feeding opportunities to bats but no evidence of bat activity within the buildings.

13.1.5 Bungalows

Two bungalows on the site to the west of the remainder of the buildings were only considered externally and not in detail. They both had tightly fitted roof tiles but there were opportunities for bats to roost under clay tiles on a small tower on the northern bungalow. The southern bungalow may have a loft.

13.2 Trees/Boundaries

There were a number of trees on the site with clear and high potential for bats to roost in holes, cracks etc and included:-

- Oak tree 20 positioned in the pasture to the south of the existing buildings
- Oak tree 44 positioned on northern boundary north of buildings
- A willow on the south east corner of the site
- Ash tree in the centre of the southern boundary just into the adjacent caravan site
- Hawthorn just outside the western boundary

There were also some trees with ivy growing over them which could cover potential roosting but all the trees concerned appeared to be in good condition and no splits or holes were noticed elsewhere in the trees.



The northern and western boundaries offered good tree lined linear features which could provide commuting and foraging areas.

The eastern boundary is open but there is a good tree line extending from the south east corner of the site and a river passes north- south along the eastern end which could provide a linear feature providing a connecting routes and foraging.

The southern boundary had good hedging on eastern end on the caravan site on the boundary but the western end tree line had been recently removed. The foraging will have been removed but if used as a commuting area this may still be in use as the tree line connects well with two tree lines extending to the south.

14 Conclusions and recommendations

14.1 Buildings

There was no evidence within any of the buildings which were accessed on the site to indicate that they were utilised by bats for roosting. No bat droppings or bats were seen. The potential for roosting appeared to be low due to the:-

- Simple construction of the buildings
- Absence of tiled roofing
- Absence of roof lining
- Amount of light entering buildings
- Absence of suitable crevices

It was not possible to access the entire building numbered 38 storage and lock up areas, garaging in building 2 or to access agricultural barn building 41 internally. The parts of the building entered and the consideration of the buildings externally indicated that the potential in the buildings was the same throughout with little if any daytime roosting and limited opportunities for night or feeding roosts. To make quite certain that this conclusion is correct the buildings should either all be accessed fully or activity surveys undertaken to confirm that bats are not roosting in the buildings.

There was potential for bats to roost in the cavity walls of building 37 and 38 but these walls are of low height, rat activity and dust levels from hay and bedding could make the cavity very undesirable to bats providing a low potential for roosting. It is recommended that activity survey are undertaken to make quite certain that this conclusion is correct and that the cavity walls are not utilised by bats. See for 14.3 for further information about activity surveys.

If a bat roost is identified in a building that would be demolished a Natural England European Protected Species licence (NE EPS) (see section 14.4) would be required and mitigation included and re-provision provided for the species of bat identified.

The two dwelling houses on the site were not surveyed. The proposed development would not affect the northern dwelling which offered a small level of roosting to bats in a small tower on the roof. If the southern house is to be demolished a survey should be undertaken.

It is felt unlikely that the proposal to demolish the buildings surveyed would destroy a bat roost or have any effect on the local or national bat population or to the conservation status to any group of bats to survive, breed or rear their young or to hibernate or have an impact on the conservation status of any species of bat in the locality which would affect the local distribution or abundance of bats but further work should be undertaken as detailed to make quite certain that this is the case.

14.2 Trees and boundaries

Although the building work proposed will not include removal of any trees on the site the volume of housing will change the habitat on the site very significantly and an increase artificial lighting is

likely to deter bats from continuing to access roosts or use commuting/connecting routes between roosts and foraging.

The boundaries provide good linear features and foraging and whilst the boundary hedging and trees will remain the building work proposed will provide housing that will lie close to the tree/hedge boundary on the western end, western end of southern boundary and northern western boundary and around trees in the centre of the land. Activity surveys should be undertaken to clarify the importance of these boundaries to bats commuting between roosts and foraging and for foraging and the effect of the building work on the roosts that these bats are commuting from.

The loss of important connecting features and/or foraging could have an effect on the local and national bat population and to the conservation status to a group of bats to survive, breed or rear their young or to hibernate and have an impact on the conservation status of species of bat in the locality which would affect the local distribution or abundance. If the boundaries are identified as important foraging and/or commuting routes consideration would need to be given to the proximity of new housing to the boundary to enable bats to continue to benefit from the features.

The five trees identified with roosting potential should be considered with activity surveys (dawn return and dusk emergence) to confirm if they are used as roosts. Ivy covered trees should also be considered in this way. If the trees are used as bat roosts the proximity of housing may need to be re-considered.

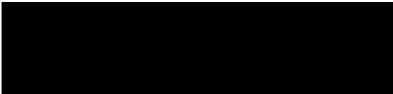
The current plan for housing may not have any effect on roosts in trees identified with potential due to their position in the proposed plan but the building work would have to be undertaken to ensure that roosts were undisturbed during building work and that connecting features could continue to be utilised and to ensure that :-

- No bats are endangered or harmed during the proposed building work
 - That roosting remains available and accessible to those species of bats roosting on the site
 - That the conservation status of bats locally and nationally will be unaffected by the proposed work
 - That suitable roosting opportunities will remain on the site long term for any species of bat identified as roosting in the areas affected by the proposed building work
 - That the building work proposed will not be detrimental to the conservation status and maintenance of the population of any species of bat in the locality
 - That no bat is disturbed at an inappropriate time in the bats annual life cycle or disturbed in such a way that would :-
 - (a) impair their ability—
 - (i) to survive, to breed or reproduce, or to rear or nurture their young, hibernating
- or
- (b) to affect significantly the local distribution or abundance of the species to which they belong

14.3 Activity Surveys (dusk emergence, dawn return surveys)

Activity involve monitoring the bat activity from a building by eye and with a bat detector which converts the ultrasonic calls made by bats to a sound that humans can hear. The bat activity is recorded and then analysed using an appropriate software packages to assist with the identification of the species of bat seen. A dusk emergence survey would be undertaken from 15-30 minutes before sunset for approximately two hours and a pre-dawn return from approximately two hours before dawn up to sunrise during the summer months when bats are at their most active and roosting in their maternity roosts.

The best time to undertake this work in buildings is between May 1st and September during the maternity season but could be extended in trees and would be undertaken to:-



- Consider if any species of bat are utilising buildings/trees for roosting and to identify the species
- Identify the access points used by bats if relevant
- Consider the type/status of bat roost/s within the buildings/trees e.g. maternity, transitional if relevant
- Provide information to enable mitigation to be planned in detail if required
- Provide information for a Natural England European Protected Species licence if required

The Bat Conservation Trust 'Bat Surveys Good Practice Guidelines' provides recommendations on the number of surveys to be undertaken.

14.4 Natural England European Protected Species licence

If it is identified that a bat roost will be destroyed during the proposed building work a Natural England European Protected Species licence (NE EPS) would be required before the work commences.

A licence must be applied for by the developer with input from an appropriately experienced bat ecologist/consultant.

The application requires details which include how bat roost provision will be maintained on the site which must be appropriate for the species of bat identified, the timing of the work and how the work will be conducted to ensure that no bat is endangered or disturbed at important times of their annual life cycle and must meet the requirement of the three tests detailed in 'Section 9'. The licence application takes up to 30 working days to be considered by Natural England from the date the application is acknowledged.

Planning permission is required before a licence can be granted.

14.5 Timing of Building Work

If a roost is identified and would be destroyed during the proposed building work, demolition of the building concerned or removal of a tree should take place commence in March/April or September/October between the hibernation and maternity seasons and with a NE EPS licence.

15 References

- Bat Surveys – Good Practice Guidelines – Bat Conservation Trust
- Bat Workers Manual – Joint Nature Conservation Committee
- Bat Mitigation Guidelines – English Nature (now Natural England)
- A Field Guide to British Bats – Frank Greenaway & A. M. Hutson
- British Bats – John Altringham
- Long-Eared Bats – Susan M Swift
- Bats of Britain, Europe and Northwest Africa – Christian Dietz, Otto von Helverson, Dietmar Nill.