



• Pipistrelle Bat

## ONCE SURVEY IS COMPLETED

Where a detailed survey does provide evidence of bats, an appropriate action and /or mitigation plan must be agreed with the Local Authorities' Planning Department and Natural England before planning permission is granted.

If an impact on bats cannot be avoided then the developer will be required to apply for a licence from Natural England. A licence can only be granted if the following conditions are met:

1. Overriding public interest or for public health and safety;
2. No satisfactory alternative;
3. The favourable conservation status of the species must be maintained.

If it appears that these conditions cannot be met, the Local Planning Authority should refuse planning permission under its duty to protect European Protected Species.

R E Stebbings

## HOW YOU CAN HELP BATS

You can make your development bat friendly by incorporating provision for roosting and feeding bats.

Natural England (formerly English Nature) has published "Bat Mitigation Guidelines", providing some guidance on limiting the effects of development on bats, see

<http://naturalengland.etraderstores.com/NaturalEnglandShop/IN136>

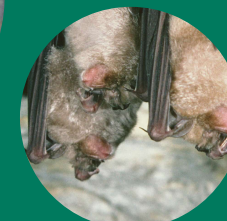
This guidance is not definitive and the mitigation chosen for any development should be designed specifically for that development, based upon advice provided by your ecological consultant, in discussion with the planning department.

To find out more about bats and how you can help these amazing but vulnerable animals, visit the Bat Conservation Trust's website : [www.bats.org.uk](http://www.bats.org.uk)

Should bats or signs of bats be discovered work should stop immediately and advice sought from Bat Conservation Trust's bat helpline: 0845 1300 228



# Newcastle & North Tyneside Bats & Development



## BAT FACTS

- There are 17 species of bats resident in the UK - that's more than a quarter of all our mammal species.
- The common pipistrelle is the smallest and lightest of the British bats and weighs less than a two pence coin and is the size of a teabag.
- Bats are long lived mammals with larger bats like the Brandt's bats living for up to 40 years and even the little pipistrelle can live for up to 15 years.
- They only produce one baby a year.
- Bats are the only self-propelled flying mammal.
- British bats only eat invertebrates, they can consume up to 3000 insects in a night.
- Bats mate in the autumn but delay fertilisation until the spring when it's warmer.
- Half of pipistrelle roosts are in buildings less than 25 years old.
- Despite the old saying "As blind as a bat", bats actually have good eyesight, however, they use their echolocation system to locate objects.
- Bats are the most protected animals in Britain due to their massive decline in numbers.

Graeme Smart



• Baby Pipistrelle

Tina Wiffen



• Brown Long Eared Bat

## BATS AND THE PLANNING PROCESS

All bats are European Protected Species, which means it is an offence to harm or disturb bats or their roosts whether this is deliberate or unintentional. Roosts are protected whether bats are present or not. Full details of legislation relating to bats can be found at: [www.naturalengland.org.uk](http://www.naturalengland.org.uk)

Bats are found throughout Newcastle and North Tyneside in both urban and rural environments. They can be found in new and old buildings and in a range of other structures.

The presence of bats is a material consideration when Planning Departments are considering any development proposals. Therefore sufficient information should be gathered on the proposed development and the presence of bats prior to granting planning permission. It is essential that the bat survey is thorough enough to confirm the presence or absence of bats. Submitting a quality survey with a planning application will save time in processing the application and in the long term may reduce the applicants' costs.

## WHEN IS A SURVEY REQUIRED?

The following information provides guidance on the situations in which bats are likely to be present and where a developer would be expected to submit a bat survey:

Modification / demolition (including in part) of the following buildings:

- Permanent agricultural buildings;
- Buildings with wooden cladding or hanging tiles within 200m of woodland or water;
- Pre-1960 buildings within 200m of woodland or water;
- Pre-1914 buildings within 400m of woodland or water;
- Tunnels, mines, kilns, ice houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures;
- Bridges, aqueducts and viaducts.

Applications that would affect the following:

- Where the property is known to support roosting bats;
- Floodlighting within 50m of woodland, water or hedgerows / lines of trees with an obvious connection to woodland or water;
- Works affecting woodland, or hedgerows / lines of trees with an obvious connection to woodland or water, or severance of bat foraging routes;
- Works that involve the felling or lopping of old or veteran, trees with obvious cracks, holes and cavities or trees with a diameter greater than 1m at chest height;
- Works affecting gravel pits, quarries, natural cliff faces, or rock outcrops with crevices or caves.
- Proposals for wind turbines

Please note that bat surveys may be requested for structures that do not meet the above criteria, this will be based on previous risk assessments or information known to the Local Authority Ecologist.

(This list is based on that published in 2012 by the Bat Conservation Trust in its "Bat Surveys – Good Practice Guidelines.")

Ruth Hadden



• Building with roosts

Ruth Hadden



• Bat droppings beneath lead flashing

## CARRYING OUT SURVEYS

Bat surveys must be undertaken by a suitably experienced person. Surveys must be detailed, complete and use the correct methodology. They must be undertaken at the correct time of year which is generally May to September. In some circumstances risk assessments at other times may be acceptable; however a further survey may still be required at the appropriate time of year. If a survey is inadequate, the developer will be required to provide an additional and complete survey.

More information can be found in the Bat Conservation Trust's 'Bat Surveys - Good Practice Guidelines', 2012. [www.bats.org.uk/pages/batsurveyguide.html](http://www.bats.org.uk/pages/batsurveyguide.html)

A list of Ecological surveyors can be found on the Institute of Ecology and Environmental Management website (IEEM) Professional Directory at: [www.ieem.net/members-directory](http://www.ieem.net/members-directory)