BAT METHOD STATEMENT FOR THE DEVELOPMENT OF WEST BOLDON FORMER SCHOOL

DATE:	**MARCH 2023**
CLIENT:	**GEORGE F WHITE**
PROJECT NUMBER:	**5303**
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	Print Name	Signature	Date
Supervisor:			
Operative:			
Operative:			
Operative:			
Operative:			

This statement must be copied to the site owner, designer, clerk of works, and to those contractors whose work may affect bats, including those involved in all elements of the work detailed above. A signed copy should be kept at the site offices.

This method statement contains information regarding:

- **bat legal status**
- **and site working methods**

We have read and fully understood this method statement and all key aspects have been explained to the site operatives.

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Relevant Legislation

All bat species are specially protected. The Wildlife and Countryside Act (1981) and the Conservation of Habitats and Species Regulations 2017 (as amended) make it an offence to:

- intentionally kill, injure, or take any species of bat
- intentionally or recklessly disturb bats
- intentionally or recklessly damage destroy or obstruct access to bat roosts

Fines (formerly of up to £5000 for each individual bat affected, fine limit now removed) and confiscation of vehicles/equipment used can be imposed for deliberate or reckless disturbance of bats or damage to a roost site.

Under these regulations Natural England licenses are required for works that may adversely affect bats.

Potential Bat Roost Sites

Bat roost sites in buildings and stone structures can be difficult to locate. British bats vary in size, the smallest being the crevice roosting Pipistrelle with a body the size of a matchbox. The small size of these animals means that they can roost within the smallest cracks or crevices.

Common locations for crevice roosting bats within buildings include beneath slates or tiles, within mortise joints, rubble fill and cavity walls and between loose stones/bricks (see photos). It is possible that small colonies may be present within the fabric of a building yet no external signs are visible. Therefore, care is needed when works affect such features.





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Background and Working Methods

A small hut is present in the south east of site that is of well-sealed stone/brick construction, single storey and single skinned. Detailed external and internal inspection was completed in 2022 and no bat evidence was recorded with the structure having very limited roosting features. However, as this building will be demolished as part of the proposals and there is a low residual risk bats may use the building at times, works are to proceed to this precautionary method statement to minimise the risk of harming wildlife.

The following working methods to minimise the risk to bats and avoid causing reckless damage or disturbance must be followed:

- Works will not commence during the bat hibernation period (November to February inclusive).
- The door should be removed carefully first to expose the interior of the building and allow for visual inspection for bats within the structure.
- The old roof covering will be removed by hand, being aware that bats may be present beneath and between loose stones, between lintels and in gaps around door frame.
- If present, any areas of loose stone/brickwork should be removed carefully by hand and lifted vertically, and then carefully checked beneath for bats prior to removal.
- If bats are found during works, works should cease immediately and the ecological consultant contacted.

- The following mitigation/compensation/enhancements are to be provided
    - Integrated bat boxes suitable for crevice dwelling species on south west elevations

If bats are found at any time during the development work, E3 Ecology Ltd (01434 230982) must be contacted immediately.

If works risk recklessly harming bats then the police can order all construction/renovation work to cease until the issue is properly addressed. If police are called they will actively seek prosecution so full adherence to good working practises is essential.

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