

**Bat Survey Report and Method Statement
European Protected Species (Bats)**

Reasonable Avoidance and Mitigation Measures

**Carr Bottom Farm,
Green Lane,
Burley Woodhead,
LS29 7BB**

14.08.2023



**Report prepared by:
Dave Anderson
Batworker.com
dave@batworker.com
07894 338290**

Executive summary

In July 2023 Batworker consultancy was commissioned to undertake a survey of outbuildings at Carr Bottom Farm, Green Lane, Burley Woodhead, LS29 7BB to assess the potential for impact on protected species to support a proposed residential development.

A preliminary bat roost assessment survey was carried out on 7th July 2023. The buildings, when assessed in combination with location and surrounding habitat was observed to have a low level of bat roost potential.

No physical evidence to suggest use by bats was observed during the preliminary assessment despite multiple undisturbed horizontal surfaces being present.

A single emergence survey was carried out on 13th August 2023, no bats were observed to emerge from the buildings and general bat activity in the local area was characterised by a low level of common pipistrelle bat foraging activity to the north and east of the property.

Survey effort is considered appropriate to characterise the roost potential of buildings and that the presence of a significant or low conservation value bat roost is unlikely on site.

"The presence of a significant bat roost (invariably a maternity roost) can normally be determined on a single visit at any time of year, provided that the entire structure is accessible and that any signs of bats have not been removed by others". - Mitchell-Jones, A (2004) Bat mitigation guidelines. English Nature.

The overall purpose of the Method Statement is to ensure that bats and their roosts are fully protected to ensure the 'favourable conservation status of the species'.

This method statement is designed to minimise or remove any potential disturbance to bats.

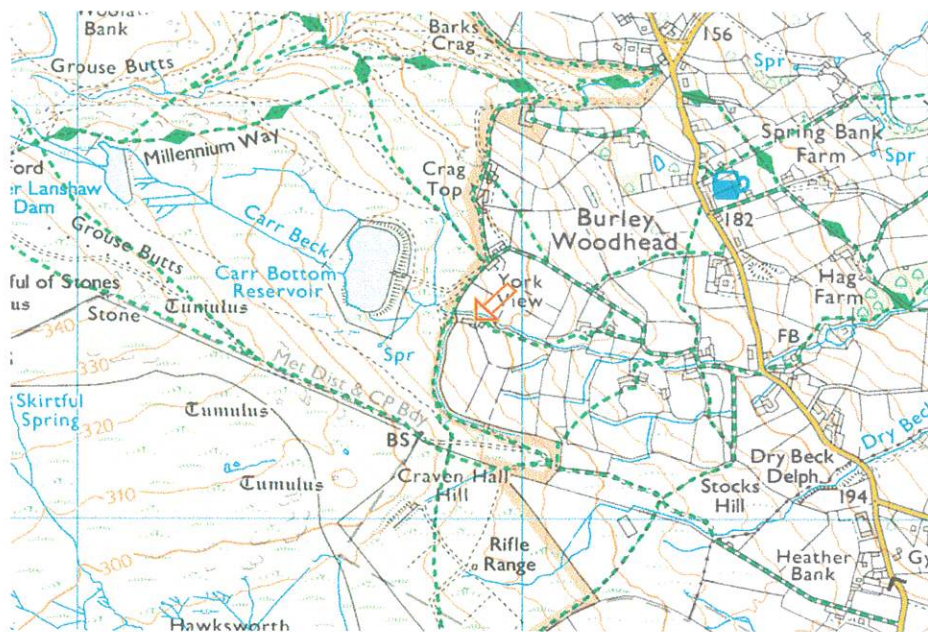
By following the Reasonable Avoidance Measures and mitigation included in this document the work can take place, ensuring the Continued Ecological Functionality of the site.

Compensatory bat boxes recommended within the method statement provide a sufficient level of biodiversity enhancement commensurate with the development.

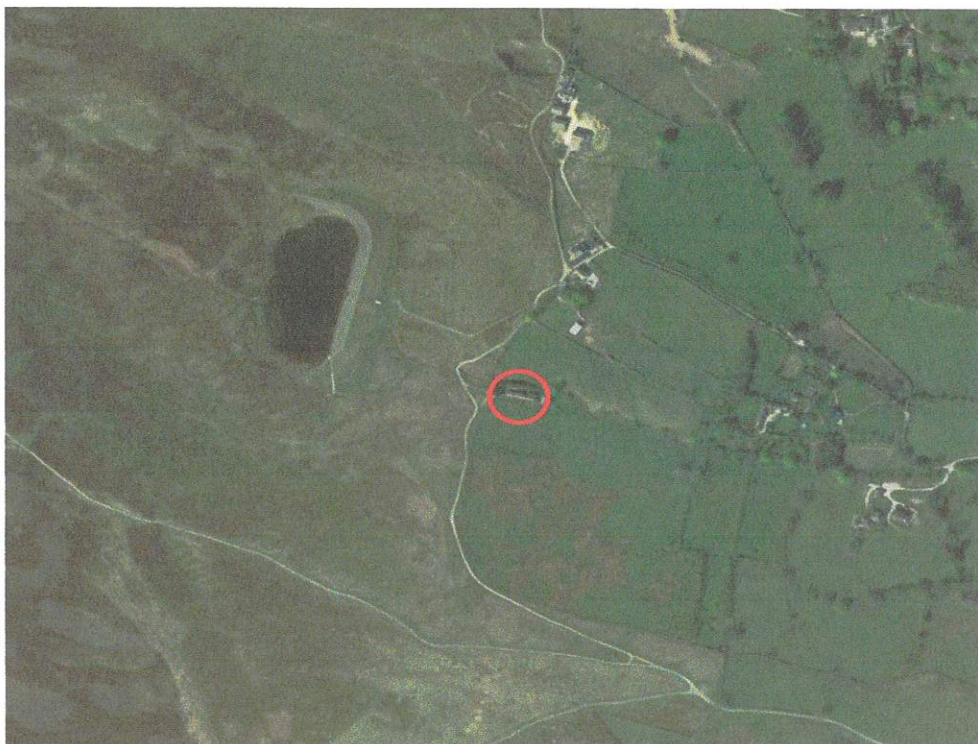
Site Location

Carr Bottom Farm, Green Lane, Burley Woodhead, LS29 7BB

NGR: SE1486544481



Surrounding Habitat



The property is located in a rural position with surrounding habitat a mosaic of heather moorland, rough in-bye, improved, and semi improved grassland with scattered hedgerow and scattered semi natural deciduous tree cover present on field boundaries.

Connectivity to the wider landscape is poor. Bat foraging potential is low.

Survey summary and site assessment

Pre-existing information on the bat species present at this site.

A search of the MAGIC.gov website revealed no EPS licence applications within a 1km radius.

From personal experience of surveying for and researching bats in Lancashire, Yorkshire and Cumbria, the following species were considered.

Common Pipistrelle – known to roost on sites where suitable foraging habitat is available.

Soprano Pipistrelle – known to roost on sites where suitable foraging habitat is available.

Whiskered/Brandt's – species often found roosting in buildings close to woodland.

Natterer's – a typical upland bat with foraging bats being recorded high on heather moorland. Often roosting in barns.

Daubenton's – a species commonly associated with aquatic habitats.

Long Eared bat – a woodland species which has been recorded foraging over in bye meadows and rough grassland sites. Often roosting in barns.

Survey Personnel.

Personnel on surveys included: David Anderson, an experienced ecologist and bat researcher with 25 years experience of fieldwork and bat ecology, a founder member of the East Lancashire Bat Group and 'Batworker.com', formerly a Natural History Curator and manager of the East Lancashire Biological Records Centre. (Natural England licence No:2015-15784-CLS-CLS, Conservation, Science and Education). Sharon Anderson, an experienced bat worker.

Survey Summary

Survey	Date	Timings
Preliminary Roost Assessment	07.07.2023	1 Hour
Emergence Survey	13.08.2023	3 Hours

Survey constraints

Access to all areas of the exterior of the buildings was possible and good visual inspection at ground level was possible.

Evidence of bat activity such as bat droppings or staining on external walls and surfaces is frequently removed by the action of wind and rain; apparent absence of evidence is therefore evaluated with caution.

In many situations it is not possible to inspect every locations where bats are present therefore it should be assumed that an absence of bat evidence does not necessarily equate to evidence that bats are absent.

Some species such as pipistrelle sp bats are opportunistic and it is possible for individuals to be found during works, even where surveys have had negative results.

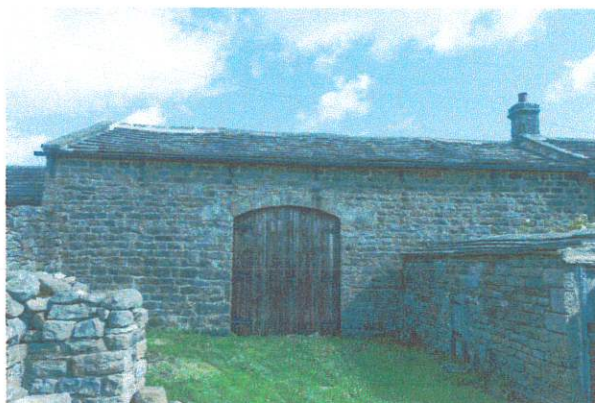
Preliminary Roost Assessment

The property consists of a detached two storey stone built farmhouse with double pitched slate roof with an adjoining two storey barn, a single storey outbuilding is present on the northern barn gable.

Walls are generally well pointed, with no obvious cracks, gaps or crevices. Gable ends are pointed and well sealed at wall top level. The eaves are generally pointed and sealed although some gaps are present on the barn.

Farmhouse roof slates are generally close fitting, with no lifted, slipped or missing slates present. The barn has areas of slumping resulting in lifted slates. Ridge tiles are pointed and sealed. Roof slates are unlined and exposed to the interior.

The property was assessed as offering low bat roost potential when location was considered. No physical evidence to suggest use by bats was recorded within the building.

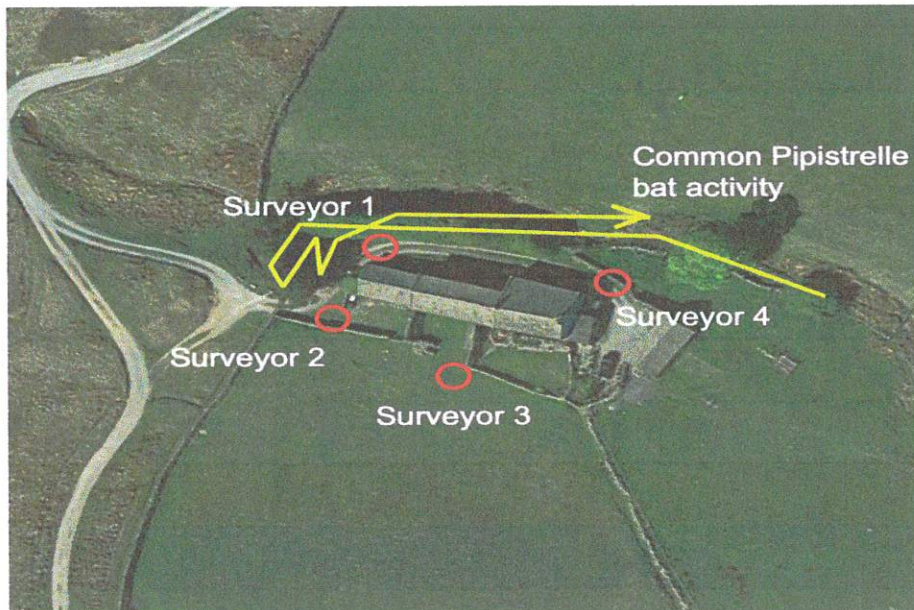


Nesting Bird Survey

No evidence to suggest use by nesting birds was observed.

Emergence Survey - 13th August 2023

Start Temp: 15.6c Finish Temp: 15.2c 70% Clear Sky Wind: Bfd0/1 Westerly Precipitation 0
Start: 20.20 Sunset: 20.42 Finish: 22.25



Survey results summary

Surveyors equipped with Anabat Walkabout, Anabat Chorus, Anabat Scout and Anabat Swift full spectrum detectors aided with two Canon XA50 HD, a Canon XA25 and a Night Fox Whisker infrared video cameras with infrared flood and spot lights were positioned covering the buildings to monitor for emerging bats.

Recorded bat calls were analysed post survey using Anabat Insight software. Video footage was reviewed on a 42" 4K monitor at realtime post survey by two separate surveyors.

Between 21.19 and 22.12 Common Pipistrelle bat activity was recorded with a single bat observed foraging along the tree and hedgeline to the north and east of the property. A total of 15 bat passes were recorded, a low level of activity.

No bats were recorded emerging from the buildings.

Interpretation of results

In July 2023 Batworker consultancy was commissioned to undertake a survey of outbuildings at Carr Bottom Farm, Green Lane, Burley Woodhead, LS29 7BB to assess the potential for impact on protected species to support a proposed residential development.

A preliminary bat roost assessment survey was carried out on 7th July 2023. The buildings, when assessed in combination with location and surrounding habitat was observed to have a low level of bat roost potential.

No physical evidence to suggest use by bats was observed during the preliminary assessment despite multiple undisturbed horizontal surfaces being present.

A single emergence survey was carried out on 13th August 2023, no bats were observed to emerge from the buildings and general bat activity in the local area was characterised by a low level of common pipistrelle bat foraging activity to the north and east of the property.

Survey effort is considered appropriate to characterise the roost potential of buildings and that the presence of a significant or low conservation value bat roost is unlikely on site.

Survey effort is considered appropriate to characterise the roost potential of building and that the presence of a significant or low conservation value bat roost is unlikely on site.

"The presence of a significant bat roost (invariably a maternity roost) can normally be determined on a single visit at any time of year, provided that the entire structure is accessible and that any signs of bats have not been removed by others". - Mitchell-Jones, A (2004) Bat mitigation guidelines. English Nature.

It is considered that previously observed bat use of the building has naturally declined over time since the original survey in 2018 due to the lack of physical evidence observed during 2023 surveys and negative results from activity surveys.

It is considered that reasonable avoidance measures contained within this method statement and the placement of bat boxes for biodiversity enhancement offers an appropriate approach to the proposed development whilst ensuring the continuing ecological functionality of the site.

Impact Assessment

Short-term impacts – Disturbance Low risk: Roof stripping where necessary will be undertaken by hand.

Long-term impacts - Roost loss: No impact on a local bat population.

Long-term impacts - Fragmentation and isolation:

Minimal risk, the impact of the proposed development on local bat species will be insignificant.

Predicted scale of impact: No loss of roosting sites of a common and relatively widespread species.

Method Statement and Reasonable Avoidance Measures

The overall purpose of the Method Statement is to ensure that bats and their roosts are fully protected to ensure the 'favourable conservation status of the species'. The Method statement is designed to minimise or remove any potential disturbance to roosting bats.

Pipistrelle bats are considered an opportunistic species and it is possible for individuals to be found during works, even where surveys have had negative results during preliminary and activity surveys.

A Method Statement is normally required by the local planning authority to ensure that procedures are in place before the development works are carried out and will form part of the EPS Licence application where necessary.

No work should commence without contractors receiving a toolbox talk.

All contractors will be made aware of the legal protection afforded all species of bats in the UK and procedures will be in place to mitigate for the potential impact on bats before any building work is undertaken.

Timing of works

Roof work should take place following an evening temperature of +5c

Work to affected roof areas will take place under supervision of the batworker'.

Roof slates should be removed by hand where necessary.

In the unlikely event bats are found during works. The area should be carefully covered and work stop until the batworker can attend to assess the appropriate way forward.

One bat box (a Greenwood Eco Habitats two crevice box) will be placed on trees to the northwest of the building prior to work commencing. Positioning at a height of a minimum of 4 metres on east facing tree trunk would allow undisturbed flightlines to nearby habitat.

Bat boxes will remain on site as part of proposed biodiversity enhancement.

Lighting Mitigation with regard to foraging bats

Any lighting to be used at the site during construction should be directional and screened where possible, lighting should be in accordance with guidance provided within Guidance Note 8 Bats and artificial lighting, ILP/BCT 2018 and included within a Construction Environment Management Plan.

Post development lighting should be directional and focussed to ensure dark corridors along the western site boundary ensuring no light spillage in order to maintain foraging and commuting potential for bats.

A copy of the Method Statement should be available to site / project managers in advance of any works being carried out.

The existence of a Method Statement helps to establish a defence against prosecution for intentional (WCA), deliberate (Habitat Regulations.) or reckless (WCA) disturbance of bats or damage to roosts. All work should take place under the supervision of the ecologist.