

**METHOD STATEMENT  
European Protected Species (Bats)**

**Reasonable Avoidance Measures**

**Sugar Hill Farm,  
Whitewell Road,  
Cow Ark, Clitheroe,  
Lancashire, BB7 3DG**

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## **BACKGROUND INFORMATION**

### **Executive summary**

This Method Statement supports plans to undertake alterations at Sugar Hill Farm, Whitewell Road, Cow Ark, Clitheroe, Lancashire, BB7 3DG

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 Overriding principles behind this method statement are:

*“Avoiding damage to existing roosts is always the preferred option. This involves taking steps to avoid killing, injury or disturbance to bats and damage to or loss of their roosts.*

*The most effective method of avoidance is to carry out the work at an appropriate time of the year when bats are absent.*

*The great majority of roosts are used only seasonally so there is usually some period when bats are not present and works can occur without adverse impacts on bats.”*

This Method statement is designed to minimise or remove any potential disturbance to bats; this is most easily achieved through the avoidance of existing roost entrances and appropriate timing of the works

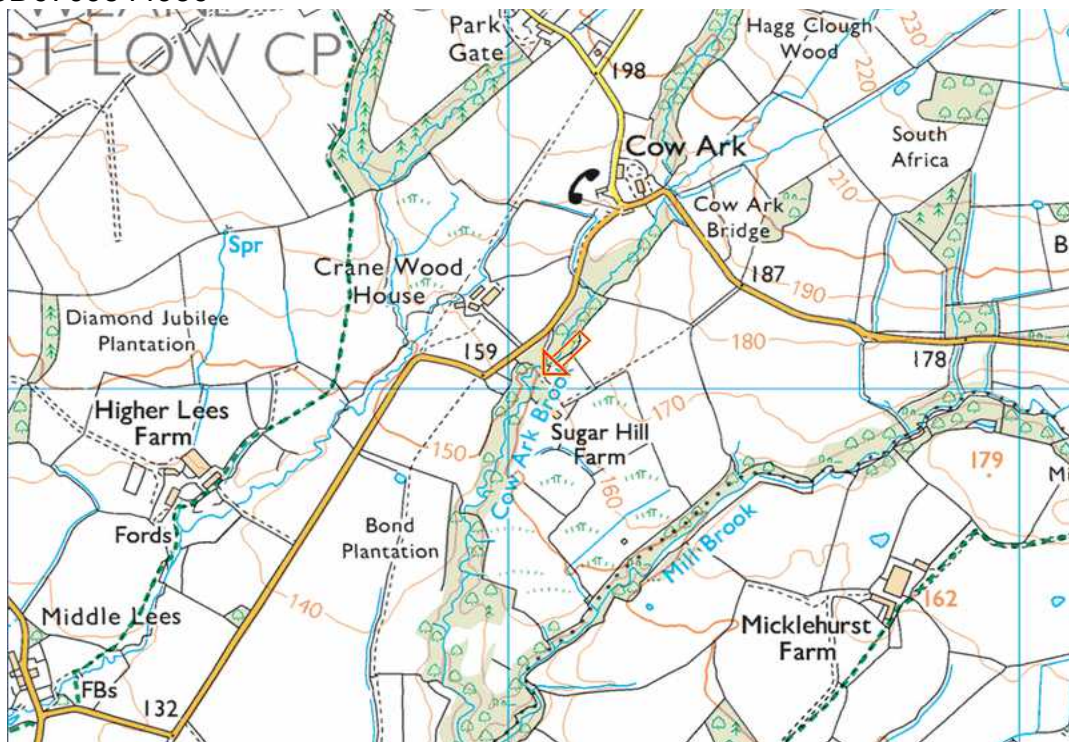
By following the Reasonable Avoidance Measures that follow the development can take place, ensuring the Continued Ecological Functionality of the site, while avoiding a breach of the Habitat Regulations.

An EPS development licence is not required in situations where it can be demonstrated that satisfactory mitigation and enhancement works are sufficient to avoid offences being committed under the Habitat Regulations.

**Site Location**

Sugar Hill Farm, Whitewell Road, Cow Ark, Clitheroe, Lancashire, BB7 3DG

NGR: SD6709544936



**Full details of proposed works covered by the Method Statement.**



**Brandt's bat roost entrances on north eastern aspect of roof.**

The proposed development works involve alterations to the western end of Sugar Hill Farmhouse.

It is considered unlikely that this work will affect an existing brandt's bat roost which is located within the eastern loft and access the building using roost entrances on the north eastern aspect of the building..

## **Survey Summary**

A visit in June 2018 identified droppings consistent with roosting bats within the loft space located at the eastern end of the building.

An activity survey was carried out on 20<sup>th</sup> July 2018 in warm, still weather conditions and followed timings recommended in published Bat Survey Guidelines.

Personnel on surveys included: David Anderson, an experienced ecologist and bat researcher with 20 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.

Bats were identified to species level using a combination of Anabat Walkabout and Elekon Batlogger M bat detectors. Roost entrances were monitored using video cameras equipped with infrared floodlighting to confirm roost locations and numbers of bats using the property.

A small number of bats, 17 brandt's bats, were recorded re-entering the farmhouse at several points on the north eastern roof aspect.

No other suitable roost entrances or bat emergences were recorded and no droppings were recorded at any other point around the property.

## **Interpretation of results**

The proposed development will have no effect on existing roost entrances which are located on the north eastern end of the property. Work will take place well away from roost entrances and with timing of works there is no reason to expect disturbance of bats to take place.

## **Impact Assessment**

Short-term impacts: disturbance

Low risk; no bats have been observed using the affected parts of the property that are part of proposed work. Bat roosting takes place within the eastern loft of the property. No risk to roost entrances is likely as a result of proposed works.

Long-term impacts:

Roost loss: No impact on a local bat population. The destruction of a bat roost at the property is highly unlikely. The client is happy to retain the roost in the long term.

Long-term impacts:

Fragmentation and isolation: minimal, 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**

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; this is most easily achieved through appropriate timing of the works.

### **Timing of works.**

Work should take place from September 1<sup>st</sup> to March 31<sup>st</sup>. A visit by the batworker prior to works commencing will confirm absence of bats in the affected areas.

**Scaffolding should avoid areas identified within this document as roost entrances.**

### **No work should commence without contractors receiving a toolbox talk.**

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

### **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. 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.

**All work should take place under the supervision of the ecologist.**

**No post development monitoring is considered necessary.**

### **Accidental exposure of bats - EMERGENCY ADVICE**

In the unlikely event of bats or their roosts being exposed or vulnerable to harm, suspend further work in that area. Cover the exposed bats to reduce any further risk of harm and seek advice immediately.

Call Dave Anderson (Batworker) on 07894 338290 (mobile); a site visit will be arranged to assess the situation and recover any bats / safely remove them from site.