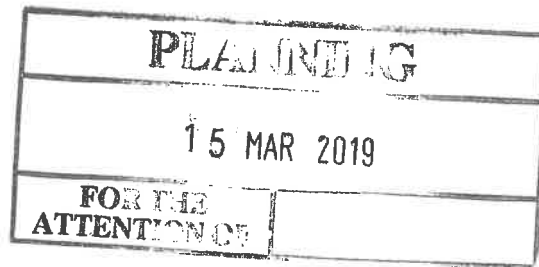


**METHOD STATEMENT
European Protected Species (Bats)**

Reasonable Avoidance and Mitigation Measures

**Eaves Mead,
Eaves Hall Lane,
West Bradford,
Clitheroe,
BB7 3JG**

14.03.2018



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BACKGROUND INFORMATION

Executive summary

This Method Statement supports proposed plans to extend Eaves Mead, Eaves Hall Lane, West Bradford, Clitheroe, BB7 3JG.

Proposed work is considered unlikely to affect an existing roost of small myotis sp (predicted to be Whiskered/Brandt's) bats with suitable mitigation and timing of works. It is proposed that both the existing roost and roost entrance is retained within a new loft area.

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'.

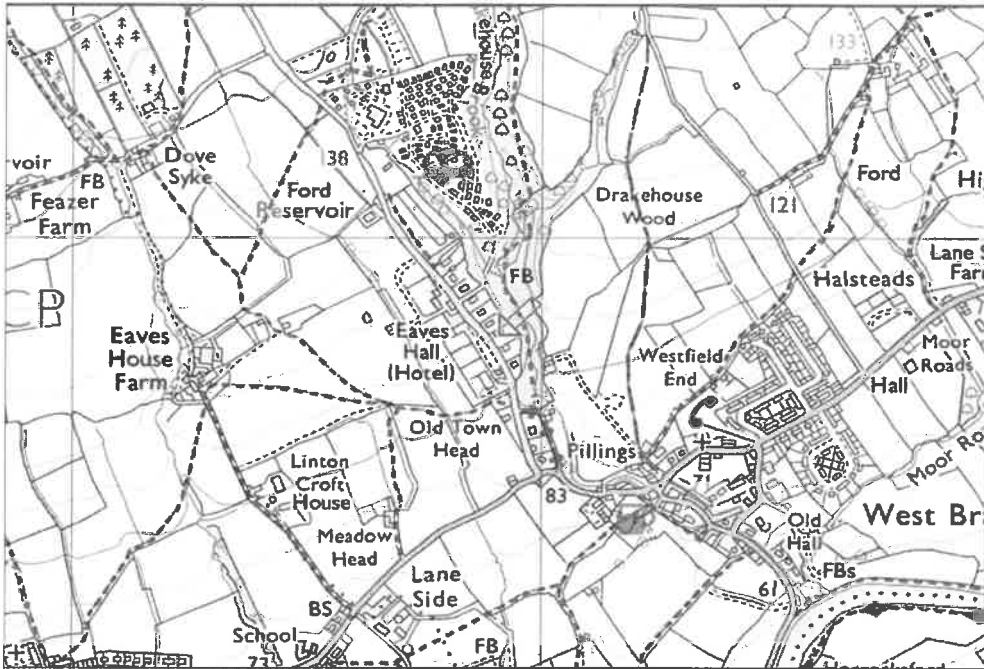
This Method statement is designed to minimise or remove any potential disturbance to bats; this is most easily achieved through appropriate timing of the works and suitable mitigation being designed into the proposed building.

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, supported by further survey work, will be applied for post planning permission being granted.

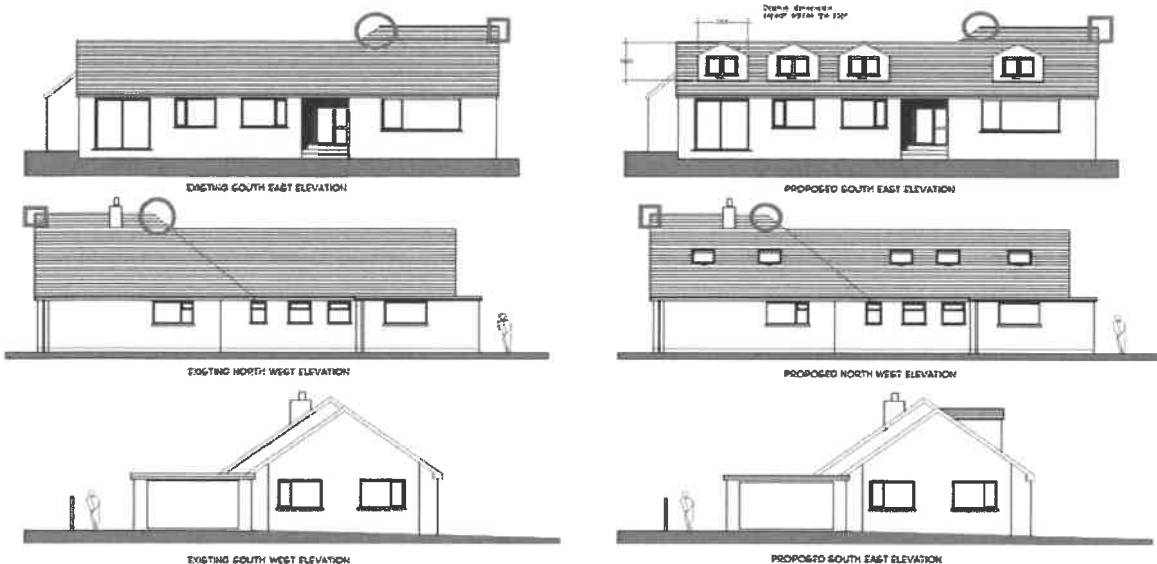
Site Location

Eaves Mead, Eaves Hall Lane, West Bradford, Clitheroe, Lancashire BB7 3JG
NGR: SD7769651238



Full details of proposed works covered by the Method Statement.

The proposed development works involve conversion of the existing bungalow into a dormer with creation of new first floor bedrooms. A high loft will be retained in the eastern section of the property, where it is proposed to create a bat loft to retain an exiting bat roost.



Red Square illustrates roost entrance, red circle illustrates position of bat roost.

Survey summary and site assessment

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

Bat record data: records were obtained from Magic, East Lancashire Bat Group and the surveyor's own records.

The surveyor holds extensive records of foraging common and soprano pipistrelle, myotis sp, brown long eared and noctule bat records within 500m of the site.



The property is located in a rural position, adjacent to Drakehouse Wood an area of ancient woodland that extends to the north and east.

Overall foraging potential for bats can be considered high.

Survey Summary

A preliminary visit on 1st March 2019 identified a small number of bat droppings scattered within the eastern section of loft, with some droppings below a gap in the apex of the gable end. An area of worn and ripped roofing felt was identified, consistent with the action of roosting bats. Droppings were consistent with small Myotis bat species.



Roost entrance with droppings below.



Torn/ worn roofing felt indicative of roost site

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).

Interpretation of results

The property provides roosting opportunities for small Myotis species bats, Whiskered/Brandt's, and is likely to be a maternity roost based on the number of droppings present. The proposed development will require suitable mitigation to form part of an Natural England EPS Development Licence application once planning permission has been granted.

It is proposed that the roost and roost entrance will be retained within the development plans for the property, within a new loft space in the eastern section of the house. Work will take place with suitable timing of works to avoid disturbance to roosting bats.

Further activity survey work will be required to support the licence application and mitigation strategy. This will take the form of three activity surveys, two at dusk and one at dawn, between May and September. Once survey work is complete a detailed mitigation plan and work schedule will be submitted as part of a Natural England EPS development licence application.

Red Circle – Location of roost on wall top southern internal gable.

Impact Assessment

Short-term impacts: disturbance

Low risk: Work should be timed to avoid the activity season. Roof tile removal should be supervised by the bat licence holder.

Long-term impacts:

Roost loss: No impact on a local bat population. The destruction of a bat roost at the property is highly unlikely to impact on the local bat population due to plans to retain the roost within the existing roost space. 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'. This will form part of the Natural England EPS Licence application.

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.

No work will take place until an EPS Development Licence has been granted

Timing of works.

Work to existing roofing should take place from October 1st onwards. A visit by the batworker prior to roofing works commencing will confirm absence of bats in the affected area.

Replacement Roost Feature



PROPOSED NORTH WEST ELEVATION

Position of bat loft within new development.

Bat roost to be retained within new loft area created during development. Type 1F roofing felt will be used within this area.

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 and will form part of the EPS Licence application.

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

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.