

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

Reasonable Avoidance and Mitigation Measures

**20 Highwoods Park
Brockhall Village
Old Langho
BB6 8HN**

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Executive summary

In July 2021 Batworker consultancy was commissioned to undertake a survey of 20 Highwoods Park, Brockhall Village, Old Langho, BB6 8HN to assess the potential for impact on protected species.

A daytime survey was carried out on 20th July 2022 in order to support development plans to extend the property. The building, when assessed in combination with location and surrounding habitat, was observed to have a low level of bat roost potential. Survey effort is considered appropriate to characterise the roost potential of building and that the presence of a significant 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.

No physical evidence to suggest use by bats was recorded during the preliminary when evidence of use by bats would be expected and despite suitable undisturbed horizontal surfaces being present. The building was assessed as low potential for roosting bats.

Gaps at soffits on the was observed on the south eastern gable end of the main house, a single pipistrelle bat dropping was observed on ladders stored below. It was considered unlikely that bats would be using this potential roost feature and that a precautionary emergence survey prior to works commencing was an appropriate approach to development.

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

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It is considered that a precautionary approach to development with a prior emergence survey, and suitable reasonable avoidance measures and mitigation in the form of supervised soft stripping of the roof areas and provision of compensatory bat boxes would be an appropriate approach to roost compensation commensurate with that expected by Natural England for the purposes of licencing should it be necessary.

No work should take place until a precautionary emergence survey has been carried out. The survey should take place between May and August inclusive. In the unlikely event presence of bats is observed during the emergence survey no work will begin until further survey work is undertaken to support a Natural England EPS development licence.

Compensatory bat boxes (One Greenwood Eco Habitats two crevice boxes) will be placed on site prior to work commencing and will be used in emergencies to house any bats found during works. Bat boxes will remain on site as part of proposed biodiversity enhancement. The number of boxes is commensurate with expected compensation for low conservation bat roosts. 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’.

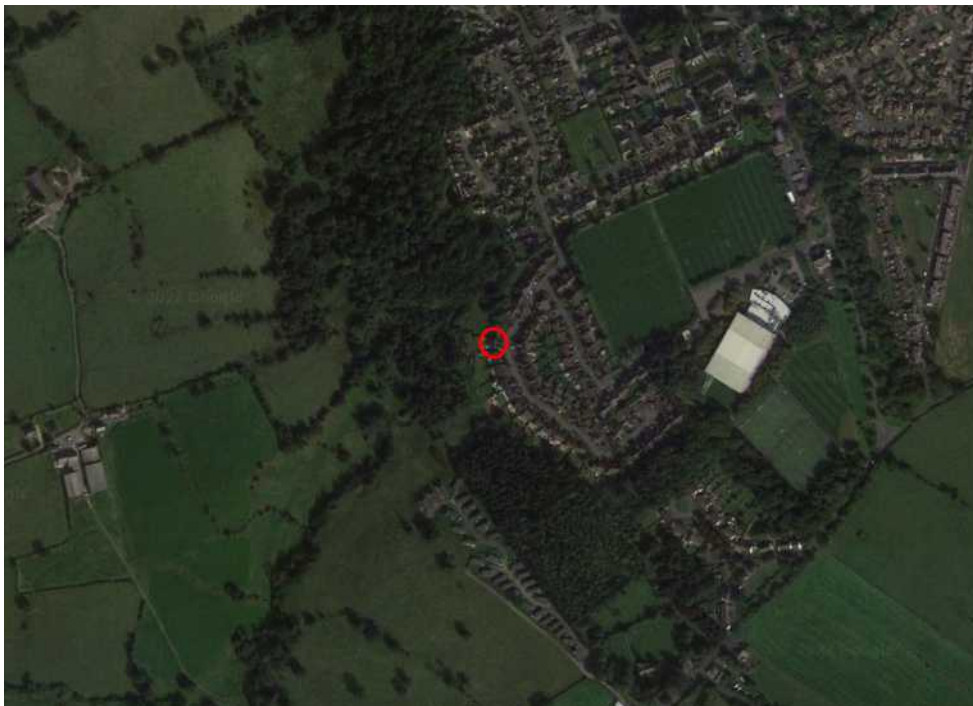
This method statement is designed to minimise or remove any potential disturbance to bats. By following the Reasonable Avoidance Measures and mitigation included in this document the work can take place, ensuring the Continued Ecological Functionality of the site.

Site Location

20 Highwoods Park, Brockhall Village, Old Langho, BB6 8HN
NGR: SD6992736229



Surrounding Habitat



The property is located in on the urban fringe with surrounding habitat as mosaic of semi improved and rough grassland with hedgerow present on field boundaries. An area of semi natural deciduous woodland is present at the immediate south of the property.

Connectivity to the wider landscape is good. Overall foraging potential for bats can be considered moderate to high.

Survey summary and site assessment

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

A search of the MAGIC 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 by 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).

Survey Summary

Survey	Date	Timings
Visual	20.07.2022	1 Hour

Survey constraints

Access to all areas of the interior and 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 during preliminary and activity surveys.

Survey Results

Visual Survey/Preliminary Bat Roost Assessment



The property consists of a brick built two storey modern detached house with a double pitched tile roof. An adjoining single storey extension is present on the northern gable and a upvc conservatory is present to the rear. Exterior walls are well pointed with no obvious cracks, crevices or gaps suitable for roosting bats present. Upvc soffits and fascia boarding are generally close fitting and well sealed. Roof tiles are close fitting with no lifted, slipped or missing tiles present, the ridge is well sealed.

An area of soffit on the southern gable was observed to have gaps present on the south eastern corner of the building.

The building was assessed as offering low potential for roosting bats.

Nesting birds.

No nesting birds were observed during the survey, gaps caused by recent missing pointing on the south eastern gable end were considered suitable for nesting house sparrow .

Interpretation of results

No physical evidence to suggest use by bats was recorded during the preliminary when evidence of use by bats would be expected and despite suitable undisturbed horizontal surfaces being present. A single pipistrelle dropping was observed on ladders stored below the southern gable.

The building were assessed as low potential for roosting bats.

It was considered unlikely that bats would be using this potential roost feature and that a precautionary emergence survey prior to works commencing was an appropriate approach to development.

The survey found no evidence of bats using the building to roost. Survey effort is considered appropriate to characterise the roost potential of building and that the presence of a significant 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 a precautionary approach to development with a prior emergence survey, and suitable reasonable avoidance measures and mitigation in the form of supervised soft stripping of the roof areas and provision of compensatory bat boxes would be an appropriate approach to roost compensation commensurate with that expected by Natural England for the purposes of licencing should it be necessary.

In the unlikely event presence of bats is observed during the emergence survey no work will begin until further survey work is undertaken to support a Natural England EPS development licence.

Compensatory bat boxes (One Greenwood Eco Habitats two crevice boxes) will be placed on site prior to work commencing and will be used in emergencies to house any bats found during works. Bat boxes will remain on site as part of proposed biodiversity enhancement. The number of boxes is commensurate with expected compensation for low conservation bat roosts.

Impact Assessment

Short-term impacts – Disturbance Low risk:

Roof stripping where necessary will be undertaken by hand and under supervision.

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.

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.

Work to affected areas to extend the existing single storey extension will take place under supervision of the batworker.

Roof slates where present should be removed by hand and under supervision.

Timing of works – No work should take place until a precautionary emergence survey has been carried out. The survey should take place between May and August inclusive.

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

Compensatory bat boxes (One Greenwood Eco Habitats two crevice boxes) will be placed on site prior to work commencing and will be used to house any bats found during works. Bat boxes will remain on site as part of proposed biodiversity enhancement. The number of boxes is commensurate with expected compensation for low conservation bat roosts.

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.