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

**Reasonable Avoidance and Mitigation Measures**

**Pewter House Farm,  
Carr Lane,  
Balderstone,  
BB2 7LN**

**10.11.2023**



**Report prepared by:  
Dave Anderson**



## Executive summary

In November 2023 Batworker consultancy was commissioned to undertake a survey of Pewter House Farm, Carr Lane, Balderstone, BB2 7LN to assess the potential for proposed residential development to impact on protected species.

A preliminary bat roost assessment survey was carried out on 8<sup>th</sup> September 2023. The buildings, when assessed in combination with location and surrounding habitat was observed to have a moderate level of bat roost potential.

During the visual survey a low number of scattered bat droppings were observed within the adjoining barn. Droppings were consistent with bats flying within the barn.

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

*"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 unlikely that significant conservation value roosts are present within the building, however given the building offers moderate potential for a low conservation value roost it is recommended that further emergence surveys, carried out between May and August inclusive, should be carried out.

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.

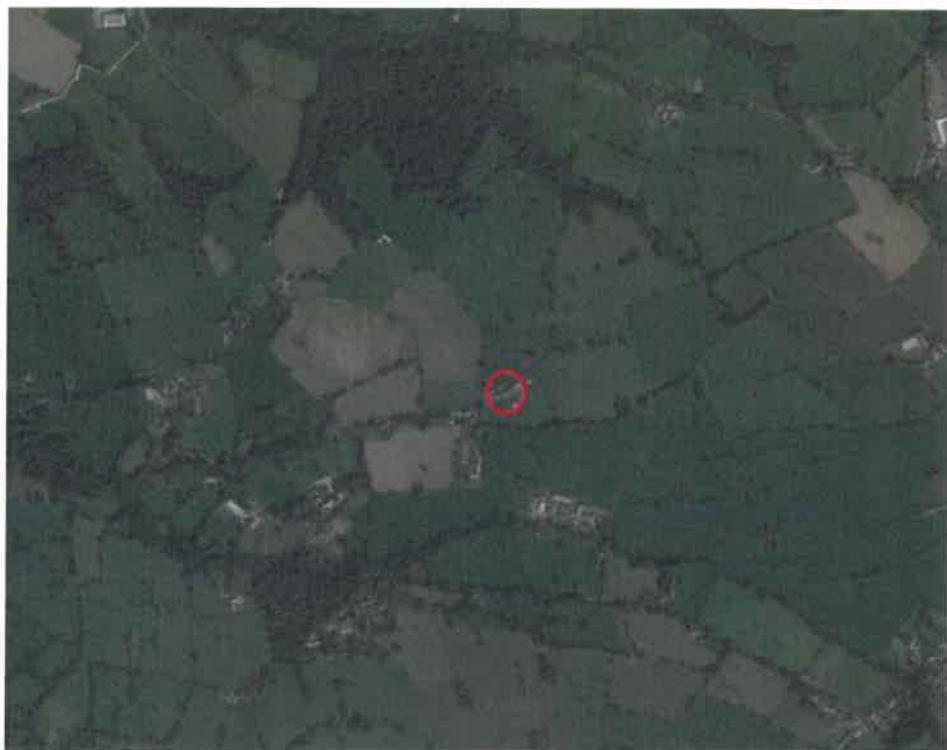
## Site Location

Pewter House Farm, Carr Lane, Balderstone, BB2 7LN

NGR: SD6357432619



## Surrounding Habitat



The property is located in a rural position surrounded by a mosaic of improved and semi improved grassland with hedgerow and scattered mature deciduous tree cover on field boundaries. Mercyfield and Sandiford woods, an area of ancient woodland is located to the north of the property.

Connectivity to the wider landscape is moderate. Bat foraging potential is moderate.

## **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 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).

## **Survey Summary**

<b>Survey</b>	<b>Date</b>	<b>Timings</b>
Preliminary Roost Assessment	08.11.2023	1 Hour

## **Survey constraints**

Access to all areas of the interior and exterior of the building 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.

## Proposed Works



Proposed works consist of the refurbishment of the existing farmhouse with a two storey extension to the rear. It is understood that this will involve re-roofing works.

## Preliminary Roost Assessment

The property consists of a two storey brick and stone built farm house barn with a double pitched tiled roof, a two storey adjoining barn with stone slate and corrugated fibreboard roofs is present on the northern gable end. The farm house has a single storey extension to the rear which has had its roof removed.

External walls are generally well pointed however gaps and crevices suitable for roosting bats were noted. The southern gable end is pointed with areas of lifted lead flashing.

Roof tiles are close fitting with no obvious missing, lifted or slipped slates present. Ridge tiles are pointed and well sealed. Gaps are present behind timber fascia boarding at wall top level.

The building was assessed as offering moderate bat roost potential when surrounding habitat was taken into consideration.



## Visual Survey.

A visual survey of the farmhouse and barn was carried out focussing on potential roost features and physical evidence, such as droppings, feeding remains, urea splashing or grease marking. Numerous undisturbed surfaces were present, particularly in the adjoining barn.

Gaps were noted at wall top level behind timber fascia boarding on the frontage of the farm house, two areas of lifted lead flashing were noted on the southern gable end. Lifted and slipped slates were present on the barn.

An inspection of the barn found a low number of scattered bat droppings close to the northern gable end of the farmhouse. Droppings were consistent with a low level of bat flight activity within the barn.



*Gaps in pointing and behind fascia board at wall top.*



*Bat dropping below gable end within barn*



*Gaps behind flashing on southern gable*

## **Interpretation of results**

A preliminary bat roost assessment survey was carried out on 8<sup>th</sup> September 2023. The buildings, when assessed in combination with location and surrounding habitat was observed to have a moderate level of bat roost potential.

During the visual survey a low number of scattered bat droppings were observed within the adjoining barn. Droppings were consistent with bats flying within the barn.

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

*“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 unlikely that significant conservation value roosts are present within the building, however given the building offers moderate potential for a low conservation value roost it is recommended that further emergence surveys, carried out between May and August inclusive, should be carried out.

## **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.

Common and soprano 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**

**No work should be carried out to roof spaces or the adjoining barn prior to further emergence surveys.**

**Surveys should be carried out by suitably licence and experienced batworkers, between May and August inclusive.**

**The surveys should include the use of night vision aids such as infra red video cameras to enable accurate survey for late emerging *Myotis* sp and Brown Long Eared bats.**

**Roof work should only take place following an evening temperature of +5c once the roofspace has been confirmed as having no roosting bats present.**

Work to affected roof areas will take place under supervision, with the batworker 'on call'.

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

The reverse of roof slates should be checked for dormant bats prior to moving.

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.

A compensatory bat box (Greenwood Eco Habitats two crevice box) will be placed on site prior to work commencing. Bat boxes will remain on site as part of proposed biodiversity enhancement.

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.

