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

Reasonable Avoidance and Mitigation Measures

1 Spread Eagle Barn,
Sawley Road,
Sawley,
BB7 4LE

09.06.2023

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Executive summary

In May 2023 Batworker consultancy was commissioned to undertake a survey of 1 Spread Eagle Barn, Sawley Road, Sawley, BB7 4LE 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 26th May 2023. The building, when assessed in combination with location and surrounding habitat was observed to have a low level of bat roost potential.

A single emergence survey was carried out on 6th June 2023, no bats were observed to emerge from the building and general bat activity in the local area was characterised by soprano and common pipistrelle bat foraging activity in the garden to the west of the property before dispersing into deciduous tree cover to the north east.

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.

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'.

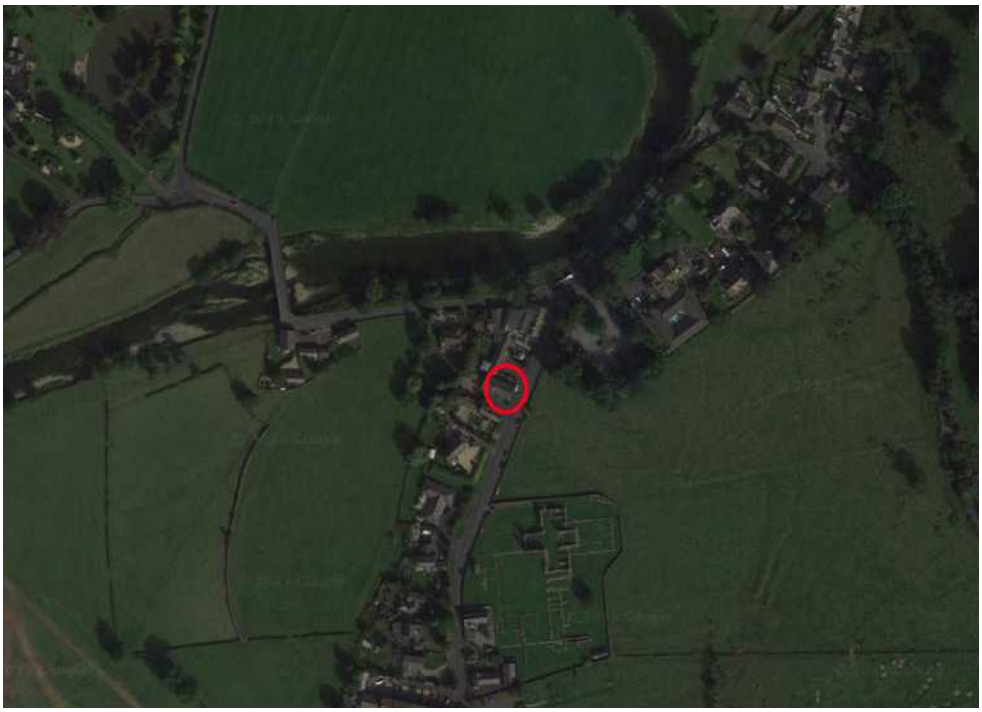
This method statement is designed to minimise or remove any potential disturbance to bats.

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
1 Spread Eagle Barn, Sawley Road, Sawley, BB7 4LE
NGR: SD7764646528

Surrounding Habitat



The property is located in a semi rural position with surrounding habitat a mosaic of improved and semi improved grassland, semi natural deciduous woodland and riparian semi natural deciduous tree cover associated with the River Ribble present to the north and west of the building.

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.gov website revealed one EPS licence application within a 1km radius.

2015-8384-EPS-MIT	SD76904611	Destruction of a whiskered/brandt's/alcathoe, common pipistrelle, soprano pipistrelle and brown long eared bat breeding site and resting place.

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

Survey	**Date**	**Timings**
Preliminary Roost Assessment	26.05.2023	1 Hour
Emergence Survey	06.06.2023	3 Hours

Survey constraints

Access to all areas of the 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.

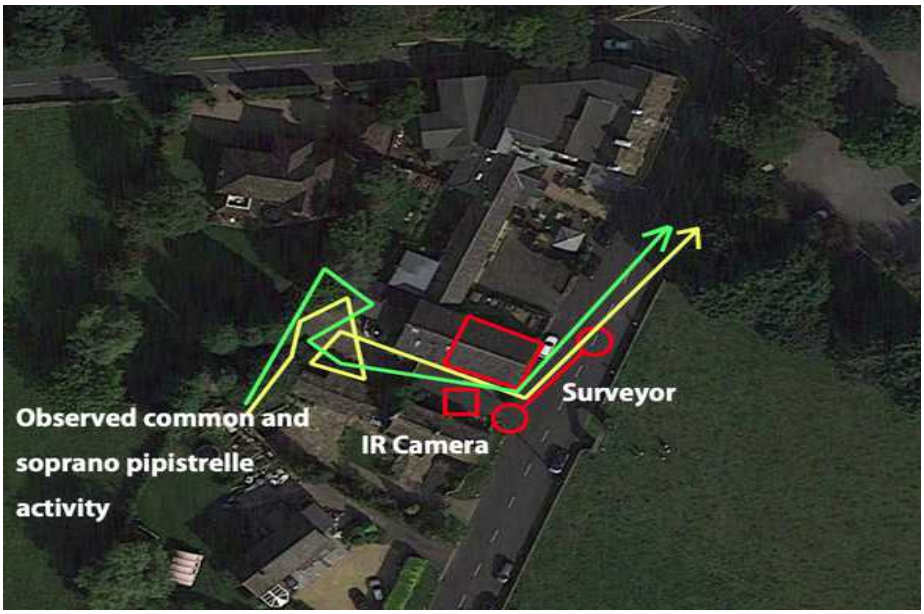
Preliminary Roost Assessment

The property consists of a stone built two storey converted barn with a double pitched slate roof. Walls are generally well pointed,with no obvious cracks, gaps or crevices. Gable ends are well pointed and sealed. The porch on the south facing facade is timber clad with small gaps present.

Roof slates are generally close fitting, with no lifted, slipped or missing slates present. Ridge tiles are generally pointed and sealed. The loft is insulated and roofing slates are lined with a breathable membrane.

The property was assessed as offering low bat roost potential.

Emergence Survey - 6th June 2023
Start Temp: 14.5c Finish Temp: 13.0c 100% Cloud cover Wind: Bfd0 Precipitation 0
Start: 21.06 Sunset: 21.36 Finish: 23.06



Survey results summary

Surveyors equipped with Anabat Walkabout, Anabat Swift, full spectrum detectors aided with a Canon XA50 HD infrared video camera with infrared flood and spot lights positioned covering the porch area of the building 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.

Between 21.54 and 22.36 common pipistrelle and soprano pipistrelle activity was recorded with bats observed foraging along a treeline within a garden to the west of the property before crossing to forage within tree cover to the north east of the property.

No bats were recorded emerging from the building.

Interpretation of results

A preliminary bat roost assessment survey was carried out on 26th May 2023. The building, when assessed in combination with location and surrounding habitat was observed to have a low level of bat roost potential.

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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 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 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.

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, with the batworker 'on call'.

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

Timber cladding within the porch should be removed by hand and with caution.

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 boxes (Greenwood Eco Habitats two crevice box) will be placed on site prior to work commencing. The bat box will be placed on the northern facade at a height of at least 4m from the ground. 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.