

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

Reasonable Avoidance and Mitigation Measures

**Rear Extension to Pewter House Farm,
Carr Lane,
Balderstone,
BB2 7LN**

30.05.2024



**Report prepared by:
Dave Anderson
Batworker.com**

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 8th November 2023, this was followed up with a second survey on 31st January 2024.

The building, when assessed in combination with location and surrounding habitat was observed to have a low level of bat roost potential.

The farmhouse is currently undergoing renovation and internal works have included vaulting ceilings to the upper floors,

The building has no loft spaces and potential roost features are limited to the frontage and gable end.

Proposed works consist of construction of a rear two storey extension in an area of the building offering negligible bat roosting potential.

The client and architect have confirmed that no other external works are proposed.

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.

An emergence survey carried out on 29th May 2024 recorded no bats emerging from the building, bat activity was limited to two Common Pipistrelle bats observed to forage around the buildings having arrived from a treeline to the west.

Survey effort is considered appropriate to characterise the roost potential of the building and that the presence of a significant or low 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 or low conservation value roosts are present within the building, however given the building offers low potential and the opportunistic nature of Pipistrelle bats it is recommended that proposed works to construct a rear extension are carried out under supervision.

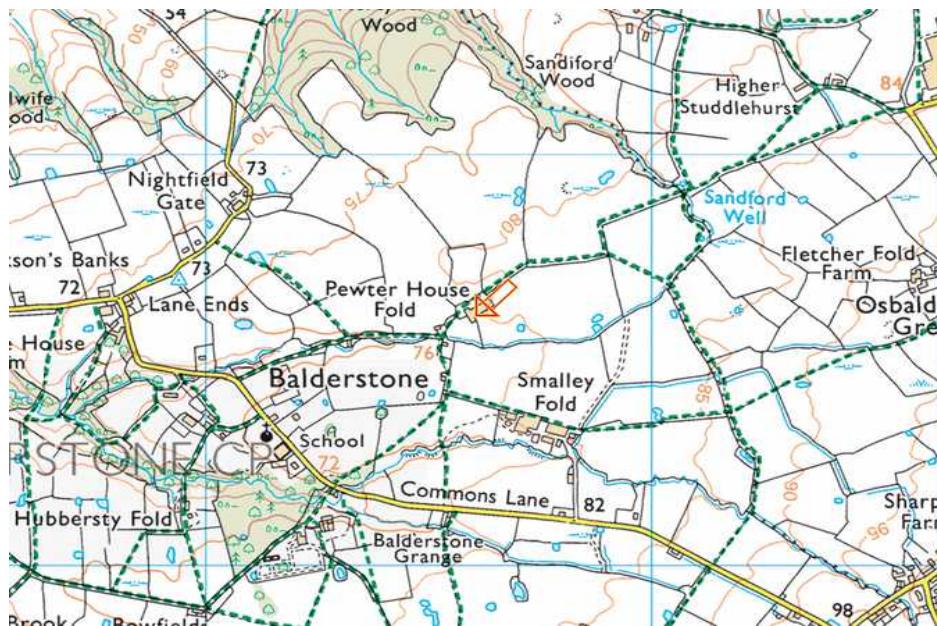
The overall purpose of the Method Statement is to ensure that bats and their roosts are fully protected to ensure the ‘favourable conservation status of the species’.

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.

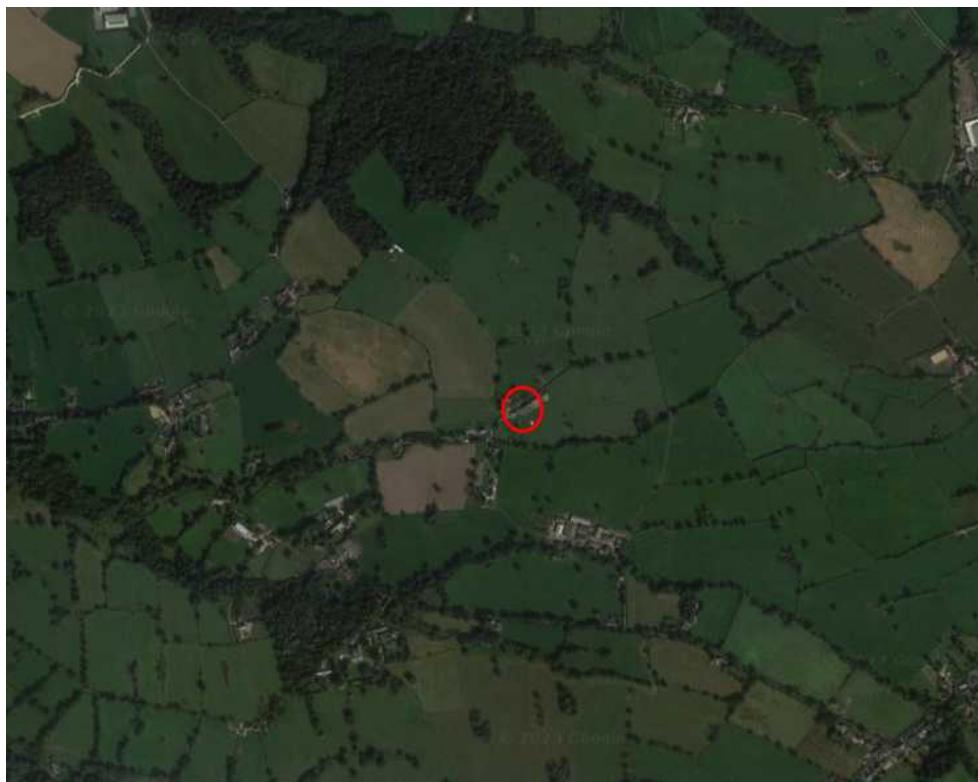
Site Location

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

Survey	Date	Timings
Preliminary Roost Assessment	08.11.2023	1 Hour
Endoscope inspection and resurvey	31.01.2024	2 Hours.
Emergence Survey	29.05.2024	2 Hours

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 some 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 on the frontage. 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.

The building has no loft space, with upper floor rooms having vaulted ceilings.

Gaps are present behind timber fascia boarding at wall top level on the frontage.

The building was assessed as offering low 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.

Inspection of potential roost features via endoscope revealed no evidence to suggest use by bats.

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 on frontage.



Bat dropping below gable end within barn



Gaps behind flashing on southern gable

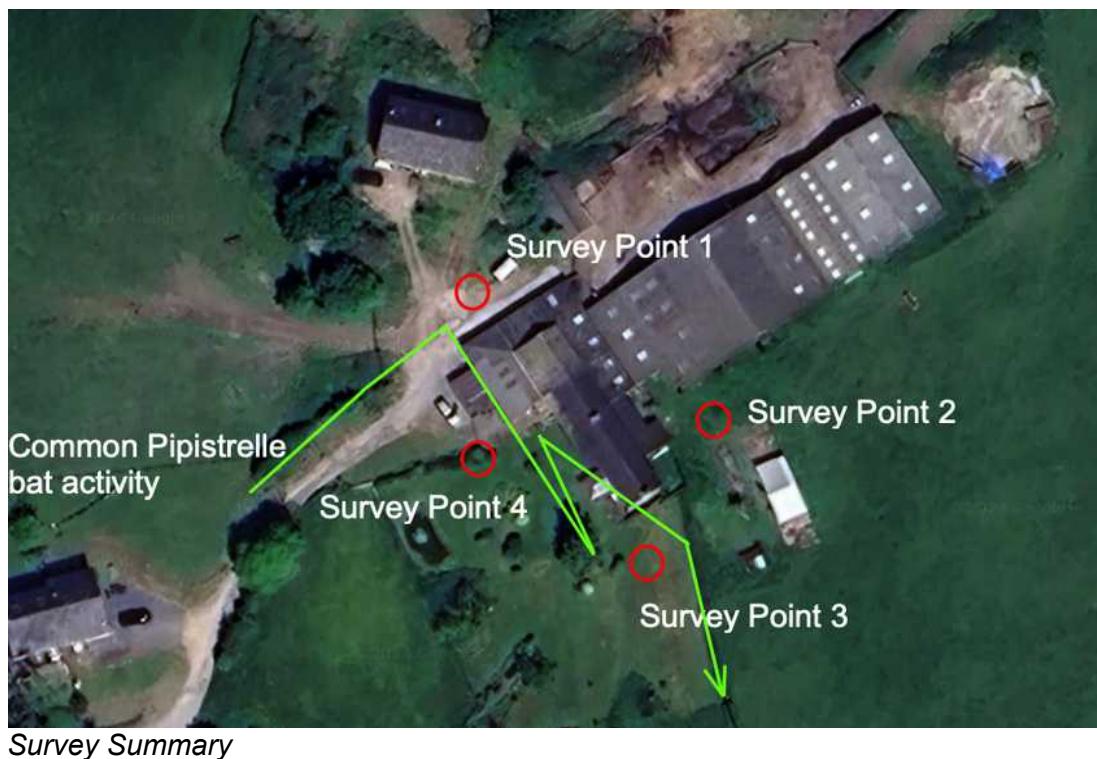
Emergence Survey 16th May 2024

Start Temp: 13.4c Finish Temp: 11.7c
50% Cloud Cover. Wind: Bft 1 Westerly. Precipitation 0
Start: 21.10 Sunset: 21.26 Finish: 22.56

Surveyor points equipped with Anabat Walkabout, Anabat Scout, Anabat Chorus, and Anabat Swift full spectrum detectors aided with Canon XA50 and Nightfox Whisker video cameras with infrared flood and spot lights were positioned around 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 and checked by a second surveyor.

No bats were recorded emerging from the building and general bat activity was low with two pipistrelle bats observed to arrive from a treeline to the west at 22.01 and forage around the buildings in the lee of the wind before dispersing into the wider landscape to the south east at 22.35.



IR Video Coverage and Illumination level at end of survey.



Interpretation of results

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The farmhouse is currently undergoing renovation and internal works have included vaulting ceilings to the upper floors,

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

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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 – Construction of rear extension.

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 – Work should take place following a night temperature of 5c

Work to affected roof areas will take place under supervision of the batworker.

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

No fascia boarding will be removed until a endoscope survey has been carried out to confirm continuing absence of roosting bats.

The reverse fascia boarding 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.