

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

**Reasonable Avoidance and Mitigation Measures**

**Barn at Cheetall Farm,  
Clitheroe Road,  
Bashall Eaves,  
Clitheroe, BB7 3LH**

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**Report prepared by:  
Dave Anderson  
Batworker.com  
[dave@batworker.com](mailto:dave@batworker.com)  
07894 338290**

## Executive summary

In July 2025 Batworker consultancy was commissioned to undertake a survey of a barn at Cheetall Farm, Clitheroe Road, Bashall Eaves, Clitheroe, BB7 3LH to assess the potential for a proposed development to impact on protected species.

A preliminary bat roost assessment survey carried out on 25<sup>th</sup> November 2024 (*Preliminary Bat Roost Assessment & Breeding Birds Survey Report Site: Barn at Cheetall Farm, Clitheroe BB7 3LH Ark Ecology*) assessed the building to have a moderate level of bat roost potential.

No evidence to suggest use by bats was recorded within the buildings at a time of year when such physical evidence would be expected.

An emergence survey was carried out on 13<sup>th</sup> July and 5<sup>th</sup> August 2025, by surveyors equipped with full spectrum bat detectors and assisted by thermal and infrared video cameras.

No bats were observed emerging from the building, a steady level of Common Pipistrelle bat foraging activity was recorded throughout the survey with bats arriving from the north to forage before dispersing into the wider landscape.

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.

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’.

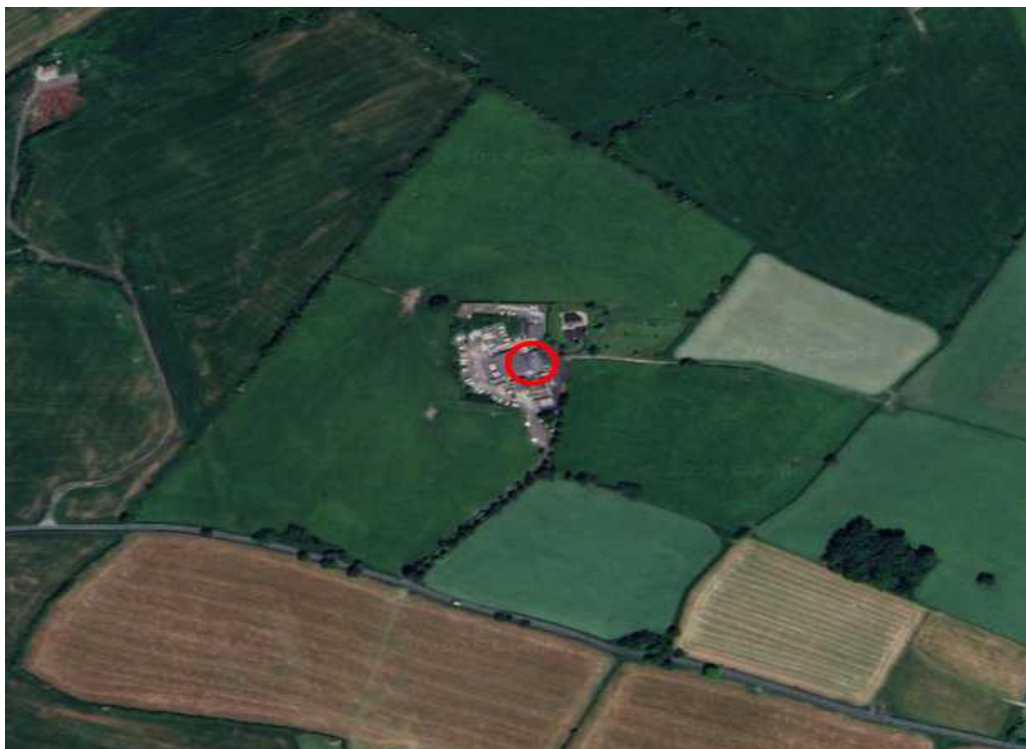
This method statement is designed to minimise or remove any potential disturbance to bats. By following the Reasonable Avoidance Measures and mitigation included in this document the work can take place, ensuring the Continued Ecological Functionality of the site.

## Site Location

Cheetall Farm, Clitheroe Road, Bashall Eaves, Clitheroe, BB7 3LH  
NGR: SD7191941909



## Surrounding Habitat



The property is located in a rural location with surrounding habitat a mosaic of improved and semi improved grassland, scattered deciduous tree cover, semi natural deciduous woodland and riparian woodland cover associated with the River Ribble.

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

The surveyor holds records of a Soprano Pipistrelle bat maternity roost within 2km of the site, located to the east.

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). Sarah Dunham an experienced bat surveyor.

<b>Survey</b>	<b>Date</b>	<b>Timings</b>
Emergence Survey	13.07.2025	3 Hours
Emergence Survey	05.08.2025	3 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.

## **Visual Inspection.**

An inspection was carried out to search for and identify potential feeding perches, roosting opportunities and signs of bat use both internally and externally.

The visual inspection focussed on searching for feeding remains and bat droppings both within the building and on external walls.

Crevices and other potential roost sites were investigated for smear/grease marks, lack of cobwebs, urine staining.

Equipment used included:

Exposure Diablo 1300 lumen LED torch

Teslong TD500 HD video endoscope

Leica Trinovid 10x42 close focusing binoculars

Extendable pole mounted Go Pro Session HD camera with 1100 lumen light

No evidence to suggest use by bats was observed. Crevices behind soffits on the building were observed to be heavily cobwebbed, suggesting a lack of physical disturbance.

## Emergence Survey 13<sup>th</sup> July 2025

Start Temp: 21.6c Finish Temp: 19.9c 30% Cloud Cover. Wind: Bft 1 Southerly Precipitation 0  
Start: 21.25 Sunset: 21.40 Finish: 23.10

## Emergence Survey 5<sup>th</sup> August 2025

Start Temp: 16.3c Finish Temp: 14.0c 100% Cloud Cover. Wind: Bft 0 Precipitation 0  
Start: 20.45 Sunset: 21.00 Finish: 22.30

Surveyors equipped with Anabat Walkabout, Anabat Scout, Anabat Swift and Echometer Touch Pro full spectrum bat detectors aided with a Guide TK612 and Pulsar XG35 thermal cameras and Canon XA50 Infrared video cameras with infrared floodlights were positioned around the building to monitor potential roost features for emerging bats.

Recorded bat calls were analysed post survey using Anabat Insight and Batsound 4.1 software. Video footage was reviewed on a 42" 4K monitor at realtime post survey.

A low level of bat activity was recorded with Common Pipistrelle bats observed arriving on site from the north and foraging around farm outbuildings before dispersing south into the wider landscape.

Common Pipistrelle were recorded from 40 minutes post sunset until 60 minutes post sunset suggesting bats arriving from a distant roost and foraging.

No bats were recorded emerging from the building.

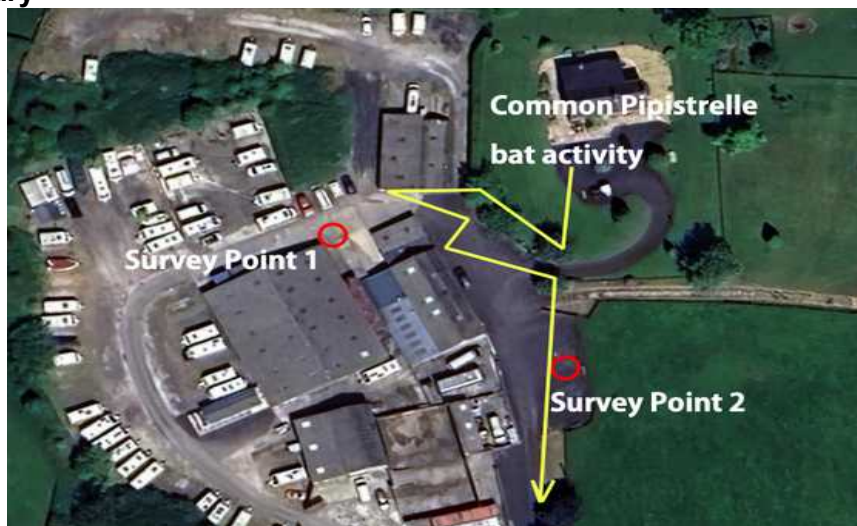


*Thermal camera coverage at end of survey*



*Infrared camera coverage and illumination level at end of survey*

## Survey Summary



## **Interpretation of results**

IA preliminary bat roost assessment survey carried out on 25<sup>th</sup> November 2024 (*Preliminary Bat Roost Assessment & Breeding Birds Survey Report Site: Barn at Cheetall Farm, Clitheroe BB7 3LH Ark Ecology*) assessed the building to have a moderate level of bat roost potential.

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The toilet building, being unheated offers some potential for hibernating bats and as such timing of works are considered an appropriate approach to managing risk of disturbance during works.

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*.

## **Impact Assessment**

Short-term impacts – Disturbance Low risk:

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.

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 an evening temperature of +5c

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

Removal of roof panels and slates will be carried out by hand.

The underside of roof panels and slates should be checked for dormant bats prior to stacking/removal.

A compensatory bat box (Two Greenwood Eco Habitats two crevice box) will be placed on site prior to work commencing and will be used in an emergency to house any bats found during works.

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.