

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

Reasonable Avoidance and Mitigation Measures

**Top Lodge,
Browsholme Hall,
Clitheroe Road,
Cow Ark,
Clitheroe, BB7 3DE**

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Executive summary

In December 2024 Batworker consultancy was commissioned to undertake a survey of the Top Lodge at Browsholme Hall, Clitheroe Road, Cow Ark, Clitheroe, BB7 3DE to assess the potential for use by bats and breeding birds.

A daytime survey was carried out on 10th December 2024 to support development plans.

Multiple gaps behind fascia boarding on the two storey flat roofed extension on the southern facade were observed.

The gaps allowed access to openings at wall top level behind the fascia boarding.

The building was assessed as offering moderate bat roosting potential.

An emergence survey on 1st July 2025 observed a small number of Common Pipistrelle bats emerging from the flat roofed extension. A total of 9 bats were counted.

Given observations of the preliminary survey and follow up emergence, combined with the surveyors previous survey experience at Browsholme, survey effort is considered sufficient to characterise the roost potential of the building and confirm the presence of a non breeding roost of Common Pipistrelle bats within the roof space of the extension.

“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 proposed development will result in the loss of the roost feature for roosting bats, and will require a Natural England EPS Mitigation licence to proceed.

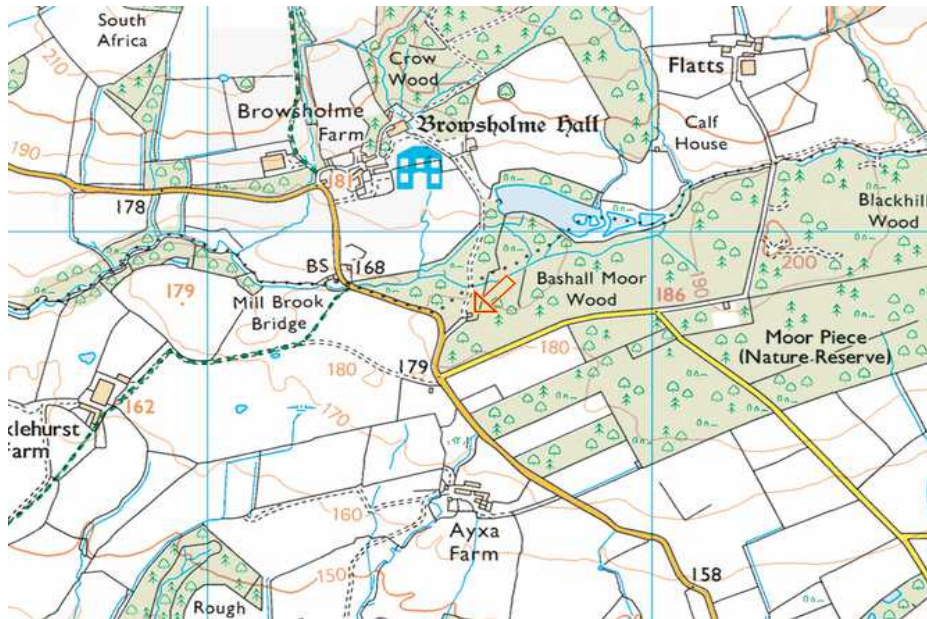
It is recommended that compensatory roost features in the form of an integrated bat tube within the gable end and Greenwoods Ecohabitats two crevice box within the garden would offer mitigation measures in line with those expected by Natural England for the purposes of EPS Mitigation licencing.

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’.

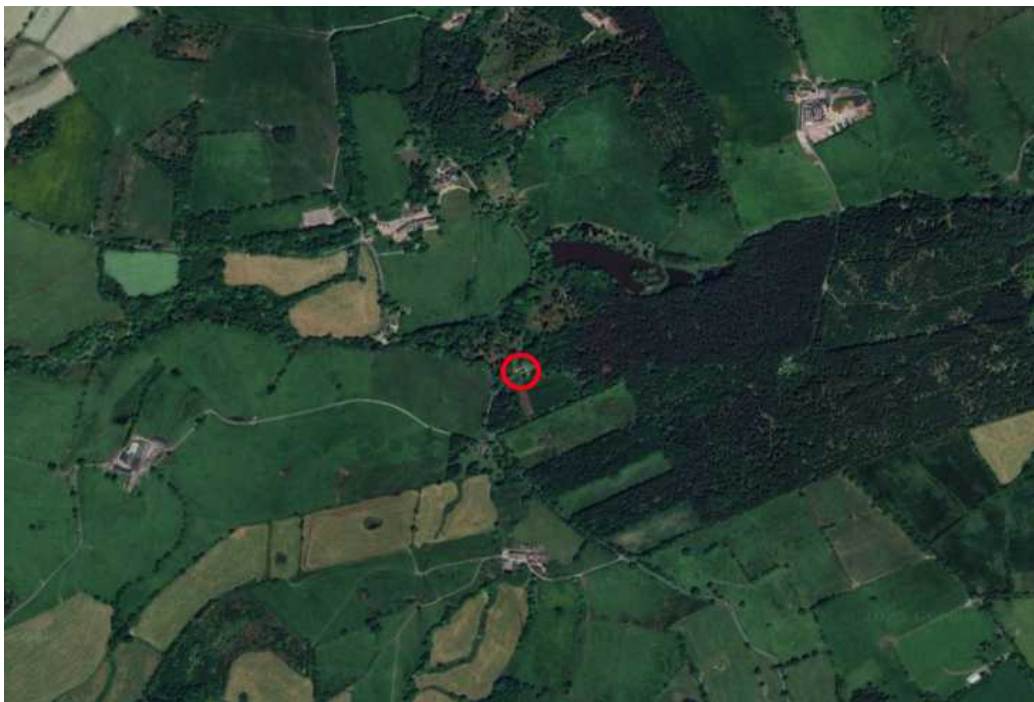
This method statement is designed to minimise or remove any potential disturbance to bats. By following the Reasonable Avoidance Measures and mitigation included in this document the work can take place, ensuring the Continued Ecological Functionality of the site.

Site Location

Top Lodge at Browsholme Hall ,Clitheroe Road, Cow Ark, Clitheroe, BB7 3DE
NGR: SD6860644806



Surrounding Habitat



The property is located in a rural position with surrounding habitat a mosaic of improved and semi improved grassland with hedgerow and scattered deciduous tree cover on field boundaries, open water, scrub, ancient woodland, semi natural deciduous woodland.

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

Survey summary and site assessment

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

A search of the MAGIC (www.magic.gov.uk) website revealed one EPS licence application within a 2km radius.

2018-37081-EPS-MIT	SD67194530	Destruction of a Common Pipistrelle resting place.
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The surveyor has carried out several bat surveys within the grounds of Browsholme Hall. The surveyor holds records of Brown Long Eared, Natterer's and Brandt's bats maternity roosts within 1.5km of the site, and Soprano Pipistrelle, Common Pipistrelle and Noctule bat non breeding roosts.

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 assisted emergence surveys.

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.

Emergence Survey 1st July 2025

Start Temp: 17.5c Finish Temp: 16.7c 100% Cloud Cover. Wind: Bft 0 Precipitation 0
Start: 21.30 Sunset: 21.49 Finish: 23.20

Surveyors equipped with Anabat Walkabout, Anabat Chorus, PippG and Echometer Touch Pro 2 full spectrum bat detectors and aided with a Guide TK612 thermal camera, and Nightfox Whisker HD video camera with infrared spot and flood lights 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.

From 21.25 to 21.55 nine Common Pipistrelle bats were observed emerging from a roost behind fascia boarding on the south side of the extension and foraging within the garden before dispersing west and east into the wider landscape.

A single Brown Long Eared bat pass was recorded foraging in the garden at 22.18.



Thermal camera coverage of gable end at end of survey



Infrared camera coverage of gable end at end of survey



Location of Common Pipistrelle bat roost.

Interpretation of results.

In December 2024 Batworker consultancy was commissioned to undertake a survey of the Top Lodge at Browsholme Hall, Clitheroe Road, Cow Ark, Clitheroe, BB7 3DE to assess the potential for use by bats and breeding birds.

A daytime survey was carried out on 10th December 2024 to support development plans.

Multiple gaps behind fascia boarding on the two storey flat roofed extension on the southern facade were observed.

The gaps allowed access to openings at wall top level behind the fascia boarding.

The building was assessed as offering moderate bat roosting potential.

An emergence survey on 1st July 2025 observed a small number of Common Pipistrelle bats emerging from the flat roofed extension. A total of 9 bats were counted.

Given observations of the preliminary survey and follow up emergence, combined with the surveyors previous survey experience at Browsholme, survey effort is considered sufficient to characterise the roost potential of the building and confirm the presence of a non breeding roost of Common Pipistrelle bats within the roof space of the extension.

“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 proposed development will result in the loss of the roost feature for roosting bats, and will require a Natural England EPS Mitigation licence to proceed.

It is recommended that compensatory roost features in the form of an integrated bat tube within the gable end and Greenwoods Ecohabitats two crevice box within the garden would offer mitigation measures in line with those expected by Natural England for the purposes of EPS Mitigation licencing.

Further emergence survey work to support the EPS Mitigation licence application is ongoing.

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.

Impact Assessment

Short-term impacts – Disturbance Low risk: Work carried out at a time of year when bats are expected to be absent.

Long-term impacts - Roost loss: No impact on a local bat population with suitable mitigation.

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 until a Natural England EPS Mitigation licence is in place to cover works.

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.

One Greenwoods Ecohabitats Two Crevice Bat Box positioned within the garden prior to work commencing.

Roof work should only take place following an evening temperature of +5c.

Roof work will take place following a night temperature of 5c between October and April inclusive.

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

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

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

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.

Accidental exposure of bats - EMERGENCY ADVICE

In the unlikely event of bats or their roosts being exposed or vulnerable to harm, suspend further work in that area. Cover the exposed bats to reduce any further risk of harm and seek advice immediately.

Call Dave Anderson (Batworker) on 07894 338290 (mobile); a site visit will be arranged to assess the situation, contact Natural England where necessary, and recover any bats / safely remove them from site.

Compensatory Roost Features.

A Schwegler 2FR Integrated Bat Tube (or similar) should be built into the apex of the gable end of the extension.



One Greenwoods Ecohabitats Two Crevice Bat Box positioned on a tree within the garden at a minimum height of 4m and facing south west..