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

Reasonable Avoidance and Mitigation Measures

Kemple Down,
Birdy Brow,
Chaigley,
Clitheroe,
BB7 3LR

31.08.2024

Report prepared by:
Dave Anderson
Batworker.com
[redacted]

Executive summary

In June 2024 Batworker consultancy was commissioned to undertake a survey of Kemple Down, Birdy Brow, Chaigley, Clitheroe, BB7 3LR to assess the potential for impact on protected species to support a proposed development.

A preliminary bat roost assessment survey was carried out on 7th July 2024, followed by an emergence survey on 5th August 2024.

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

No evidence to suggest presence of roosting bats was observed suggest bats were roosting within the building at a time of year when such evidence is usually easily observed.

An emergence survey was carried out on 5th August 2024.

Soprano and Common Pipistrelle foraging activity was recorded during the survey period with bats observed to forage along the hedgerow and tree line associated with Birdy Brow.

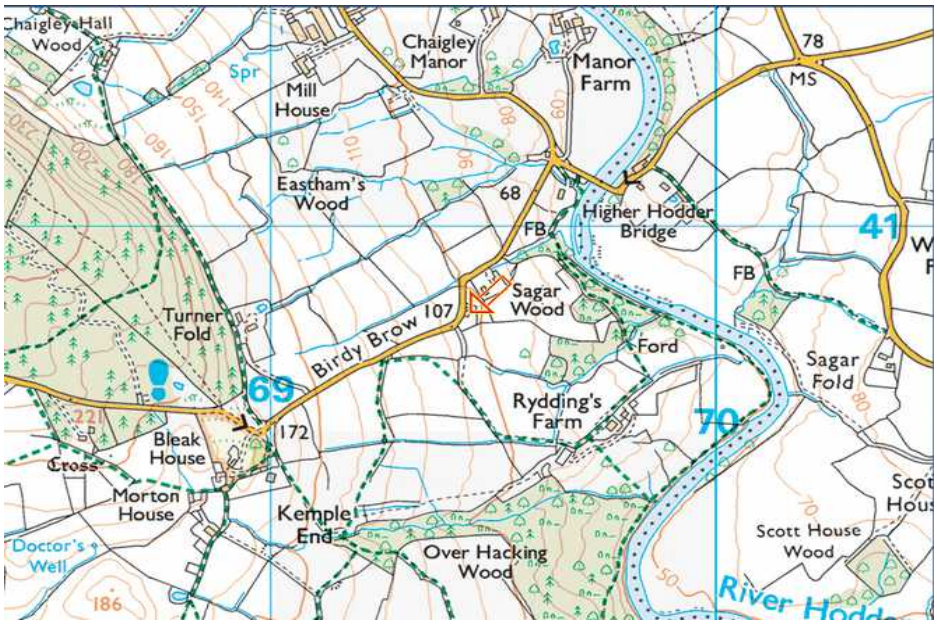
The survey recorded no bats emerging from the building.

"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
Kemple Down, Birdy Brow, Chaigley, Clitheroe, BB7 3LR
NGR: SD6945240790



Surrounding Habitat

The property is located in a rural position with surrounding habitat Ia mosaic of mature domestic gardens improved and semi improved grassland with hedgerow and scattered tree cover on field boundaries and riparian semi natural deciduous woodland associated with the River Hodder.

Bat foraging potential was assessed as moderate to high. Connectivity to the wider landscape is good.

Survey summary and site assessment

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

A search of the MAGIC.gov 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). Sarah Dunham, an experienced bat surveyor assisted emergence survey.

Survey Summary

Survey	**Date**	**Timings**
Preliminary Roost Assessment	07.07.2024	1 Hour
Emergence Survey	05.08.24	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.

Preliminary Bat Roost Assessment.

The property consists of a stone built detached two storey house with double pitched tiled roofs. A single storey extension is present on the southern gable end. A porch is present on the extensions southern gable.

Exterior walls are well pointed with no suitable cracks, gaps or crevices present. Gable ends are pointed and sealed. Upvc soffits and fascia boarding is close fitting.

Roof tiles are close fitting with no obvious slipped, missing or lifted tiles present. Ridge tiles are pointed and sealed.

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

Visual Search

A visual search of building was carried during the preliminary bat roost assessment. A single gap was noticed below timber lining the extension porch.

The search was carried out looking for evidence if bat usage such as concentrated and scattered droppings, feeding remains such as moth wings, urine splashing, and grease marking on roof timbers.

No evidence was observed which would suggest presence of roosting bats.

Nesting Bird Survey

No evidence to suggest use by nesting birds was observed.

Emergence Survey - 5th August 2024

Start Temp: 16.5c Finish Temp: 16.1c 100% Cloud cover Wind: Bfd 0 Precipitation 0
Start: 20.40 Sunset: 20.57 Finish: 22.35

Surveyors equipped with Anabat Walkabout, Anabat Chorus and Echometer Touch Pro 2 full spectrum detectors were positioned covering the building to monitor for emerging bats. A Nightfox Whisker HD Infrared video camera was positioned to monitor the identified potential roost feature below the porch.

Recorded bat calls were analysed post survey using Anabat Insight software. Video footage was reviewed on a 42” 4K monitor at realtime post survey by two separate surveyors.

Between 20.45 and 22.05 foraging Common and Soprano Pipistrelle bats were recorded foraging along Birdy Brow along hedgerows and below the tree canopy.

No bats were observed to emerge from the building.

Illumination level at end of survey

Interpretation of results.

A preliminary bat roost assessment survey was carried out on 7th July 2024, followed by an emergence survey on 5th August 2024.

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

No evidence to suggest presence of roosting bats was observed suggest bats were roosting within the building at a time of year when such evidence is usually easily observed.

An emergence survey was carried out on 5th August 2024.

Soprano and Common Pipistrelle foraging activity was recorded during the survey period with bats observed to forage along the hedgerow and tree line associated with Birdy Brow.

The survey recorded no bats emerging from the building.

"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'.

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.

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

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

Roof tiles should be removed by hand and under supervision where necessary. Tiles should be checked for dormant bats prior to stacking.

The reverse of 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.

Once roof tiles have been removed, and the area has been signed off by the ecologist, mechanical demolition can begin.

A compensatory bat box (Greenwood Eco Habitats two crevice box) will be placed on site prior to work commencing.

The bat box will be positioned at +4m hight facing east or west on a gable end.

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.