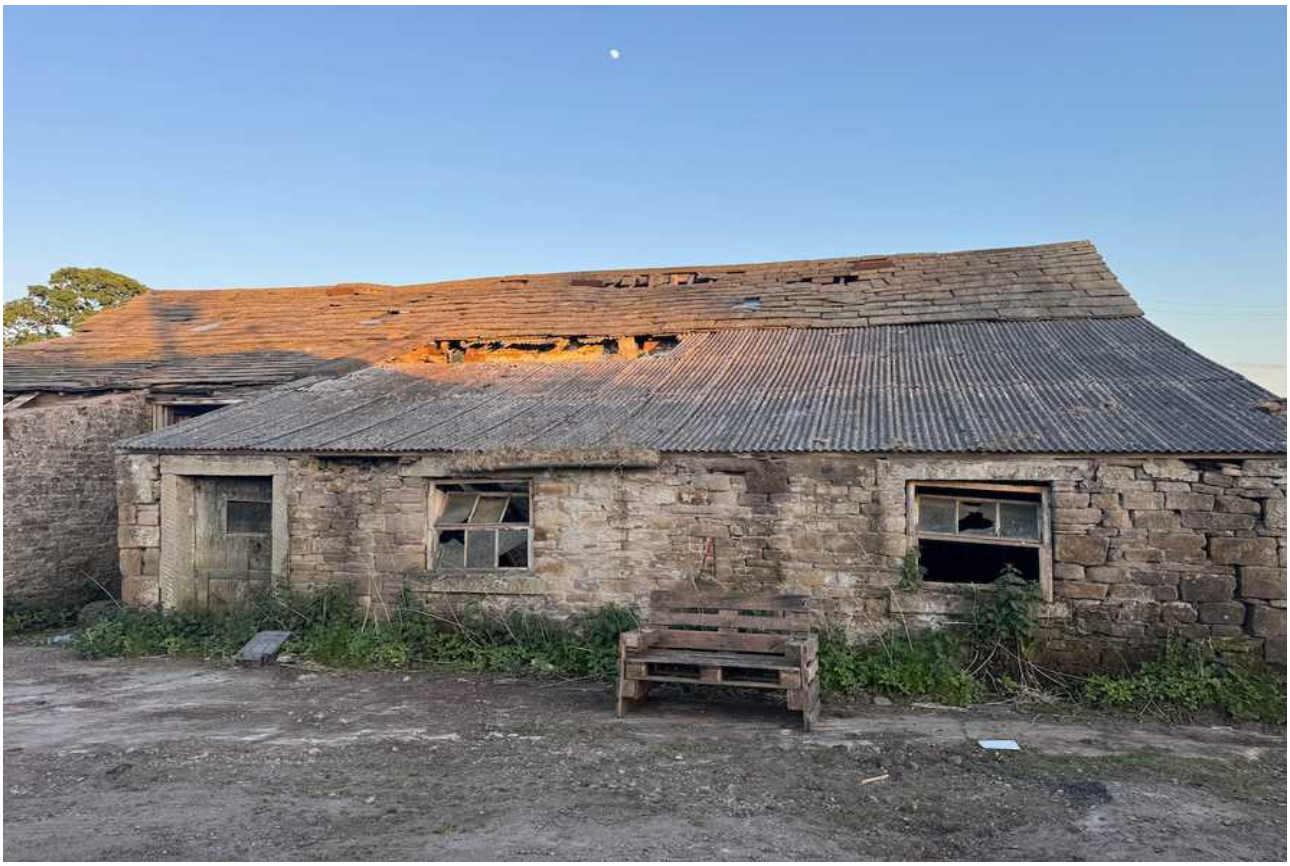
Bat Survey Report and Method Statement
European Protected Species (Bats)

Reasonable Avoidance and Mitigation Measures

Barn at Lower Reaps Farm,
Whinney Lane,
Mellor,
BB2 7EL

03.06.2025



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Executive summary

In April 2025 Batworker consultancy was commissioned to undertake a survey of Lower Reaps Farm, Whinney Lane, Mellor, BB2 7EL to assess the potential for a proposed development to impact on protected species.

A previous survey by the surveyor found no evidence to suggest use of the barn. A small non breeding roost of Common Pipistrelle bats was recorded in Lower Reaps farmhouse to the immediate north.

A preliminary bat roost assessment survey was carried out on 8th May 2025. 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 use by bats was recorded within the building at a time of year when such physical evidence would be expected.

An emergence survey was carried out on 8th May 2025. A low level of Common Pipistrelle bat activity was recorded, with bats observed foraging along a treeline to the north of the building.

No bats were observed emerging from the building.

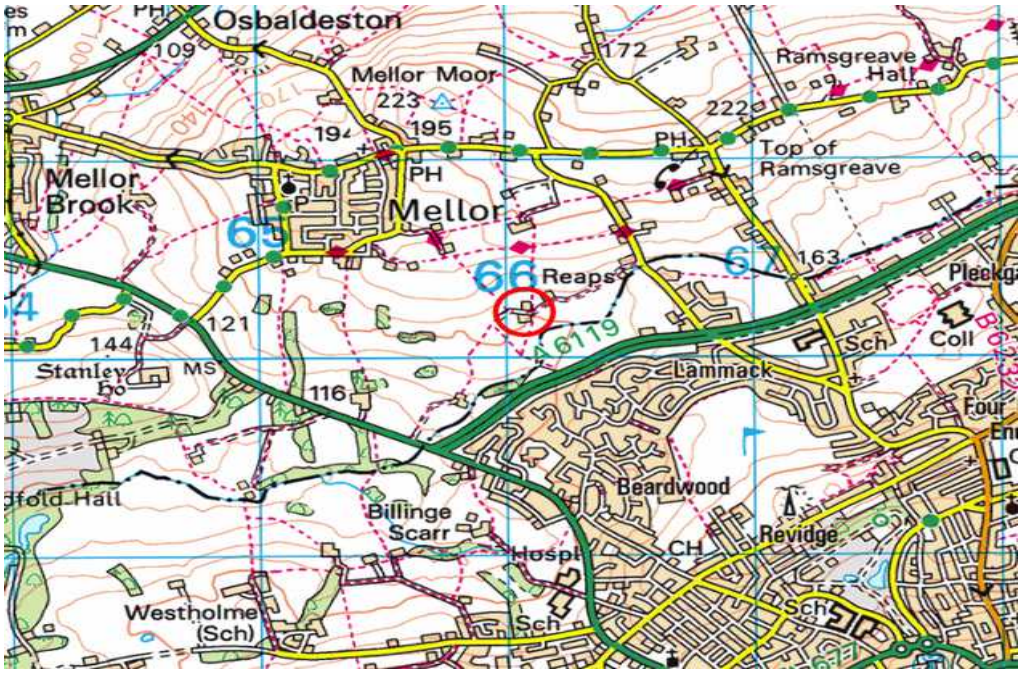
Survey effort is considered appropriate to characterise the roost potential of the building and that the presence of a significant or low conservation value bat roost is unlikely.

"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.

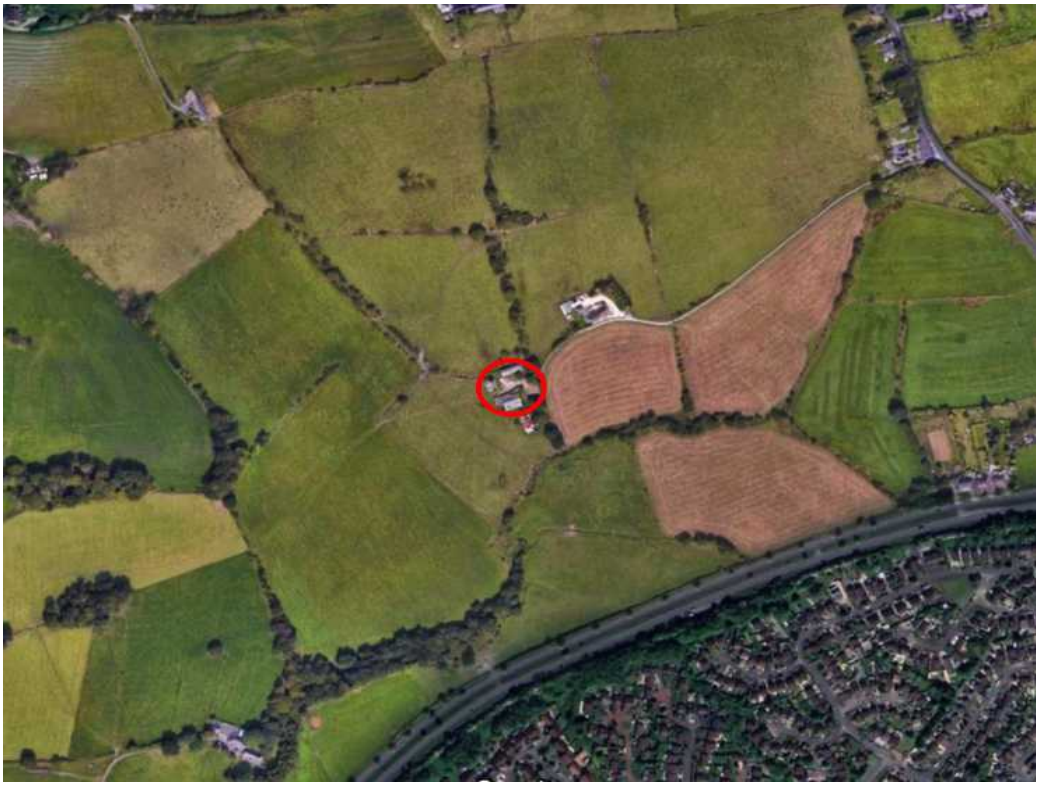
The overall purpose of the Method Statement is to ensure that bats and their roosts are fully protected to ensure the 'favourable conservation status of the species'.

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
Lower Reaps Farm, Whinney Lane, Mellor, BB2 7EL
NGR: SD6614030200



Surrounding Habitat



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

Connectivity to the wider landscape is generally moderate. Overall foraging potential for bats can be considered low.

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.

A previous survey by the surveyor found no evidence to suggest use of the barn. A small non breeding roost of Common Pipistrelle bats was recorded in Lower Reaps farmhouse to the immediate north (*Bat Survey Report and Method Statement European Protected Species (Bats) Reasonable Avoidance and Mitigation Measures. Lower Reaps Farm, Whinney Lane, Mellor, BB2 7EL Batworker Consultancy 19.09.2022*).

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). The emergence survey was assisted by Sarah Dunham, an experienced bat surveyor.

Survey	**Date**	**Timings**
Preliminary Roost Assessment	08.05.2025	1 Hour
Emergence Survey	08.05.2025	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.

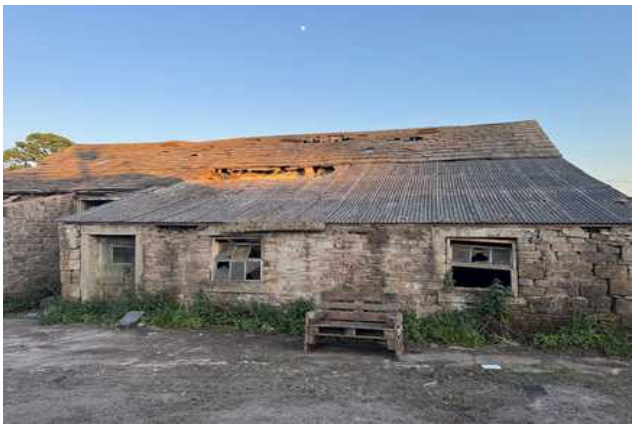
Some species such as pipistrelle sp bats are opportunistic and it is possible for individuals to be found during works, even where surveys have had negative results during preliminary and activity surveys.

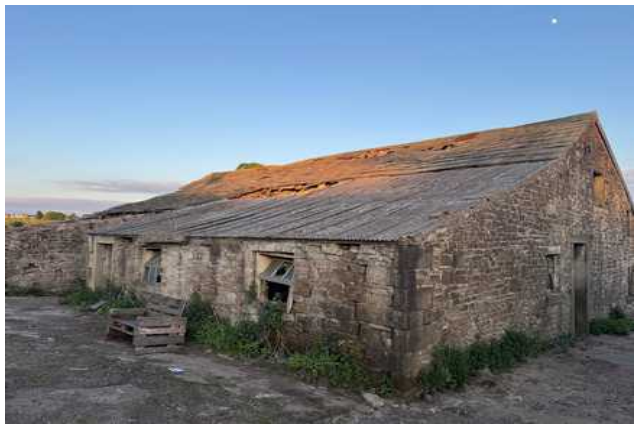
Preliminary Roost Assessment

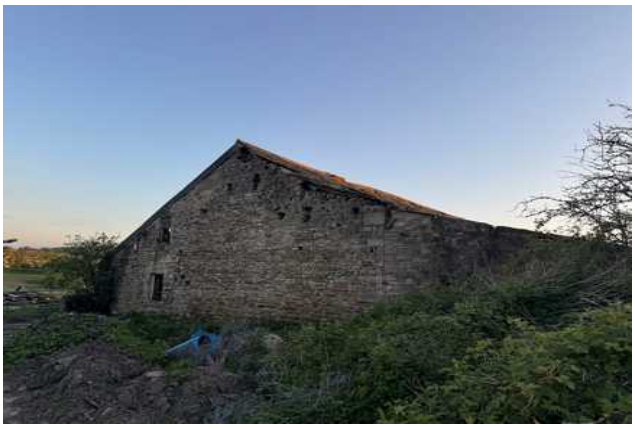
The building consists of a detached two storey stone barn with a double pitched slate roof, a single storey shippon with corrugated fibreboard roof is present to the frontage.

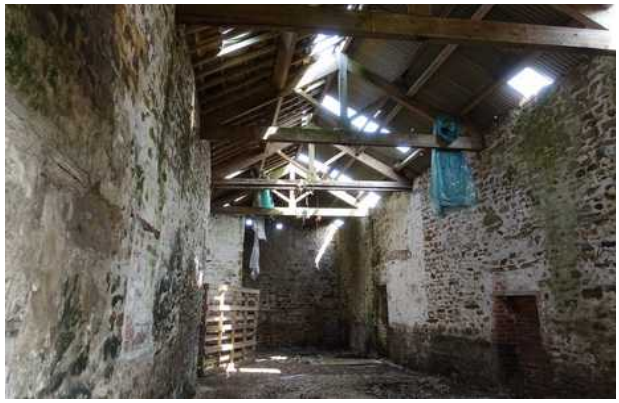
External walls are pointed, however numerous gaps and crevices are present. Wall tops are open and exposed to the interior. The main roof is in in poor condition with the ridge exposed in several places allowing light and weather penetration to the interior. Areas of roof slumping have a caused large (+50mm) gaps to form under raised roof slates. Roof slates are unlined to the interior. The interior of the barn is well illuminated.

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









Visual Survey.

A visual survey of the barn was carried out focussing on potential roost features and physical evidence, such as droppings, feeding remains, or grease marking. Numerous undisturbed surfaces were present.

No physical evidence to suggest use by bats was recorded, despite the timing of the survey at a time of year when physical evidence could be expected.

Nesting Birds

No evidence to suggest the use of the building by nesting birds was recorded. No evidence to suggest use by nesting Barn Owls was observed.

Emergence Survey 8th May 2025

Start Temp: 12.3c Finish Temp: 10.3c 10% Cloud Cover. Wind: Bft 1 Easterly. Precipitation 0
Start: 20.35 Sunset: 20.54 Finish: 22.25

Surveyors equipped with Anabat Walkabout, Anabat Chorus, Anabat Scout, and Echometer Pro full spectrum detectors aided with a Guide TK612 thermal camera, Canon XA50 and Nightfox Whisker HD 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 and Batsound 4.1 software. Video footage was reviewed on a 42” 4K monitor at realtime post survey.

From 21.02 a small number (<10) Common Pipistrelle bats were observed foraging along a treeline to the northwest of the building before dispersing into the wider landscape.

Timing was consistent with bats emerging from a roost within the farmhouse.

No bats were recorded emerging from the building.

Interpretation of results

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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

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

Roof work should only 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.

The reverse of roof slates 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.