

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

Reasonable Avoidance and Mitigation Measures

**Fells Farm,
Tosside,
BD23 4SY**

11.07.2025



**Report prepared by:
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Batworker.com**



Executive summary

In June 2025 Batworker consultancy was commissioned to undertake a survey of Fells Farm, Tosside, BD23 4SY to assess the potential for proposed development to impact on protected species.

Previous surveys carried out on 15th August 2023 found no evidence to suggest use by bats or barn owls. Static bat detector monitoring over an eighteen night period had recorded no bat activity to suggest use of the barn by roosting bats, and bat activity was generally extremely low.

A preliminary bat roost assessment survey was carried out on 12th June 2025. The building, when assessed in combination with location and surrounding habitat was observed to have a low level of bat roost potential.

No physical evidence to suggest use by bats was observed.

Static bat detector monitoring was carried out from 12th June to 19th June 2023. No bat activity to suggest use of the building by bats was recorded over an 8 night period. Bat activity was limited to occasional Common Pipistrelle bat passes between the hour before and hour after midnight consistent with bats commuting from distant roosts to forage.

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

“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 low conservation value roosts are present within the building, particularly given the location of the building in a remote position with poor foraging potential, however reasonable avoidance measures are recommended within this report.

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.

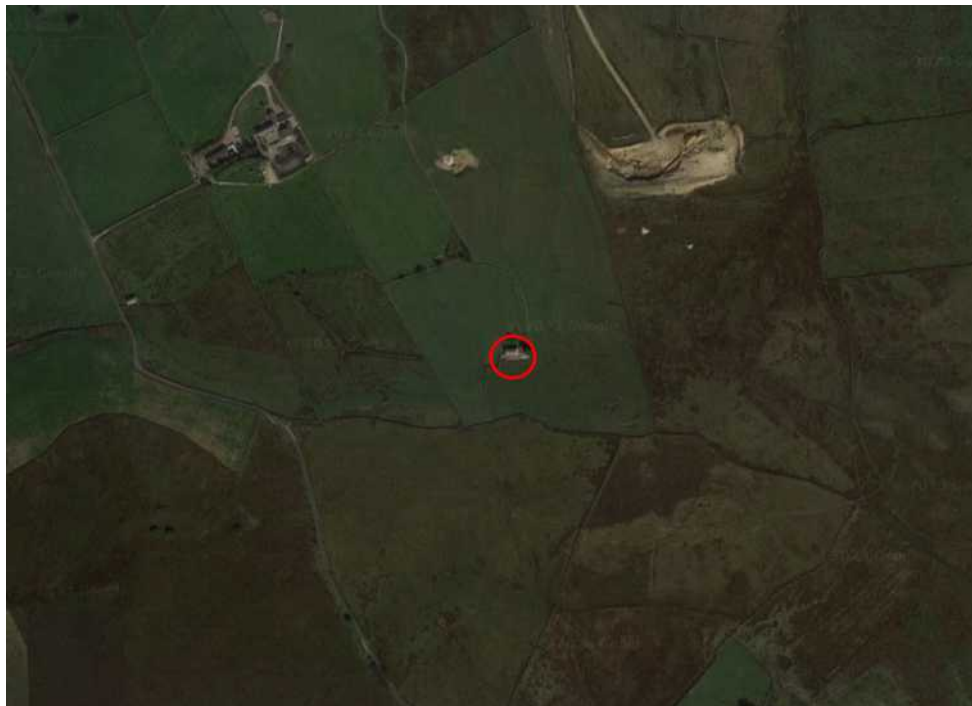
Site Location

Fells Farm, Tosside, BD23 4SY

NGR: SD7566453578



Surrounding Habitat



The property is located in a rural position with surrounding habitat a mosaic of rough, improved and semi improved grassland with little hedgerow present on field boundaries.

Connectivity to the wider landscape is poor. Bat foraging potential is 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.

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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	15.08.2023	1 Hour
Static Bat detector Monitoring	15.08 - 01.09.2023	Sunset to Sunrise.
Preliminary Roost Assessment	12.06.2025	1 Hour
Static Bat detector Monitoring	12.06 - 19.06.2025	Sunset to Sunrise.

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.

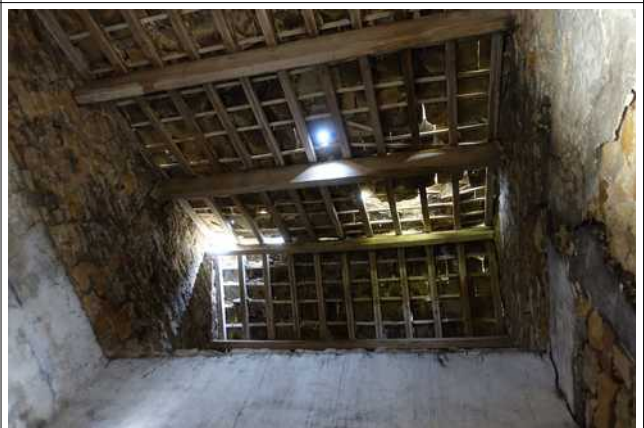
Preliminary Roost Assessment

The property consists of a stone built two storey barn with a double pitch slate roof, a single storey extension is present to the rear. Several single skin timber outbuildings are present.

External walls are generally well pointed with some obvious gaps present on gable ends and the frontage.

Roof slates are generally close fitting, however areas of missing and lifted slates are present as a result of slumping. Some weather and light penetration was observed. Slates are supported by bandsawn roof timbers and slates are unlined to the interior.

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



Visual Survey

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

GoPro camera mounted on 5.5m extendable pole

No evidence (in the form of scattered droppings, urine splashing, feeding remains or grease marking) to suggest use by bats was recorded despite suitable undisturbed horizontal surfaces being present.

Static Bat Detector Monitoring. - 12th June to 19th June 2025.

An Anabat Express static detector and PippyG full spectrum static detector, programmed to record bat activity from 30 minutes before sunset to 30 minutes post sunrise, were positioned within the barn porch and barn. Monitoring took place during a period of settled warm weather with little precipitation.

Post survey data was analysed using AnalookW and SonoBat software to identify species and record timings of activity.

A low level of Common Pipistrelle bat activity was recorded with single bat passes recorded in the hour before and hour after midnight on three nights. The calls were suggestive of bats emerging from distant roosts and arriving around the barn to forage.

No bat recordings were made in the hour after sunset or two hours before sunset.

Interpretation of results

In June 2025 Batworker consultancy was commissioned to undertake a survey of Fells Farm, Tosside, BD23 4SY to assess the potential for proposed development to impact on protected species.

Previous surveys carried out on 15th August 2023 found no evidence to suggest use by bats or barn owls. Static bat detector monitoring over an eighteen night period had recorded no bat activity to suggest use of the barn by roosting bats, and bat activity was generally extremely low.

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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 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.