

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

Reasonable Avoidance and Mitigation Measures

**Leagram Mill Farm,
Dinkling Green Lane,
Leagram,
PR3 2QS**

19.10.2025



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Executive summary

In June 2025 Batworker consultancy was commissioned to undertake a survey of Leagram Mill Barn, Dinkling Green Lane, Leagram, Preston, PR3 2QS to assess the potential for a proposed residential development involving conversion of existing buildings on site.

A preliminary bat roost assessment survey carried out on 10th June 2025 assessed the building to have a moderate level of bat roost potential.

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

Emergence surveys were carried out in July and 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, Soprano Pipistrelle bat foraging activity was recorded throughout the survey with bats observed emerging from a nearby building and foraging around buildings on site 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.

It is not considered that the barn does not offer opportunities for hibernation due to the open aspect of the building and the roof having full exposure to the sun, which will likely result in large fluctuations in temperature.

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’.

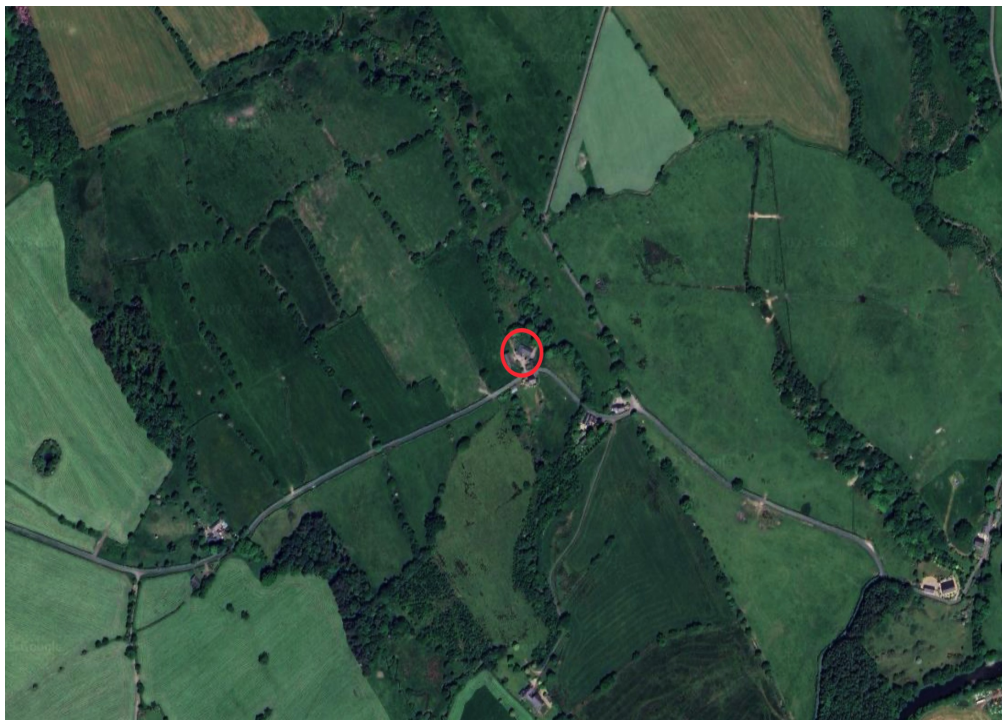
This method statement is designed to minimise or remove any potential disturbance to bats. By following the Reasonable Avoidance Measures and mitigation included in this document the work can take place, ensuring the Continued Ecological Functionality of the site.

Site Location

Leagram Mill Barn, Dinkling Green Lane, Leagram, Preston, PR3 2QS
NGR: SD6386644136



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, ancient and semi natural deciduous woodland.

Connectivity to the wider landscape is moderate. 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.

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.

Survey	Date	Timings
Preliminary Bat Roost Assessment	10.06.2025	1 Hour
Emergence Survey	24.07.2025	3 Hours
Emergence Survey	18.08.2025	3 Hours

Survey constraints

Access to all areas 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 Bat Roost Assessment

The building consists of a detached stone built barn with double pitched slate roofs.

External walls are generally well pointed, however cracks, gaps and crevices were observed on external facades. The building has open windows, door ways and breathe holes allowing access to the interior. The main barn has modern steel frame and concrete block interior wall suggesting recent renovation works. Roof slates are generally close fitting and well sealed. Roof slates are lined with a modern breathable membrane resulting from reroofing works in 2018. The roof is exposed to the interior, with open windows and doorways allowing illumination to the interior.

The building was assessed as offering moderate potential for roosting bats when condition of the building and location were taken into consideration.



Outbuilding.

An L shaped stone built single storey outbuilding with double pitched slate roofs is present to the south of the main barn.

External walls are generally well pointed and sealed, however gaps were noted on the west facing gable end. Roof slates are in poor condition with areas of slumping and slipped and missing slates resulting in weather and light penetration to the interior. Timber sarking is present below roof slates.

The outbuilding was assessed as offering low potential for roosting bats..



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 buildings 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

A low level of scattered Pipistrelle bat droppings were observed within the main barn.

The number of droppings and scattered nature were consistent with a low level of bat foraging activity within the barn.

Nesting Bird Survey

No evidence to suggest use by nesting birds was observed. A single Barn Owl was observed using the barn to roost during emergence surveys.

It is recommended that a barn owl box is installed on the treeline to the north of the barn as part of biodiversity enhancement measures.

Emergence Survey 24th July 2025

Start Temp: 15.7c Finish Temp: 15.8c 90% Cloud Cover. Wind: Bft 0 Precipitation 0

Start: 21.10 Sunset: 21.25 Finish: 22.55

Surveyors equipped with Anabat Walkabout, Anabat Swift, Anabat Scout, Anabat Chorus, and Echometer Touch Pro full spectrum bat detectors aided with Guide TK612 and Pulsar XG35 thermal cameras, and Canon XA50 infrared video cameras 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 Soprano Pipistrelle bats recorded from 21.36 emerging from a nearby building to the south of the site and foraging around the main barn and treeline to the north before dispersing into the wider landscape.

No bats were recorded emerging from the building.

Emergence Survey 18th August 2025

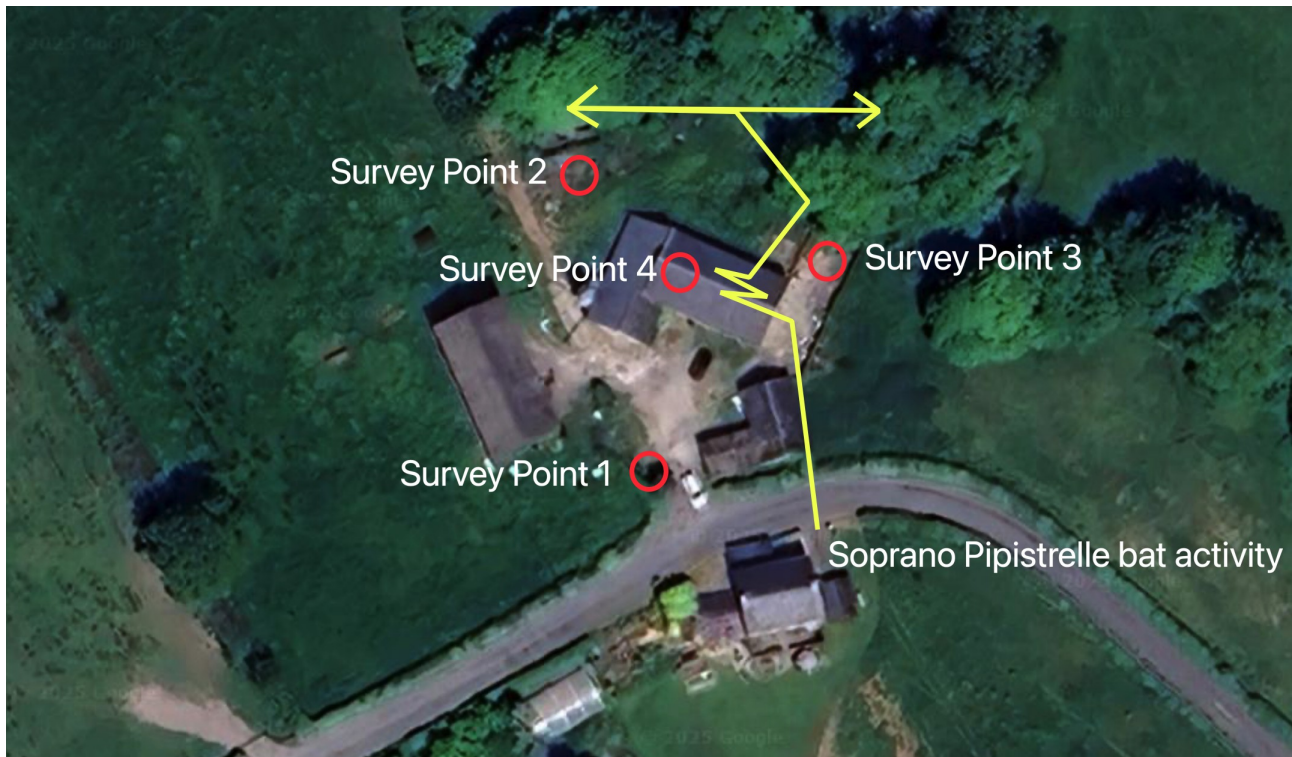
Start Temp: 15.3c Finish Temp: 15.2c 90% Cloud Cover. Wind: Bft 0 Precipitation 0
Start: 20.15 Sunset: 20.30 Finish: 22.05

Surveyors equipped with Anabat Walkabout, Anabat Swift, Anabat Scout, Anabat Chorus, and Echometer Touch Pro full spectrum bat detectors aided with Guide TK612 and Pulsar XG35 thermal cameras, and Canon XA50 infrared video cameras 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 Soprano Pipistrelle bats recorded from 20.45 emerging from a nearby building to the south of the site and foraging around the main barn and treeline to the north before dispersing into the wider landscape.

No bats were recorded emerging from the building.



Survey Summary

Interpretation of results

A preliminary bat roost assessment survey carried out on 10th June 2025 assessed the building to have a moderate level of bat roost potential.

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It is not considered that the barn does not offer opportunities for hibernation due to the open aspect of the building and the roof having full exposure to the sun, which will likely result in large fluctuations in temperature.

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:

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 slates will be carried out by hand.

The underside of roof 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.

Barn Owl Method Statement

The Overriding principles behind this method statement follow the Three Golden Rules in Barn Owl Mitigation (continuity, legality, and permanence);

“Maintain continuity of occupation by creating alternative provision at least 30 days before development begins.”

“Maintain the legality of the development by carrying out development works outside of the breeding season. Barn Owls are protected by law against disturbance whilst nesting.”

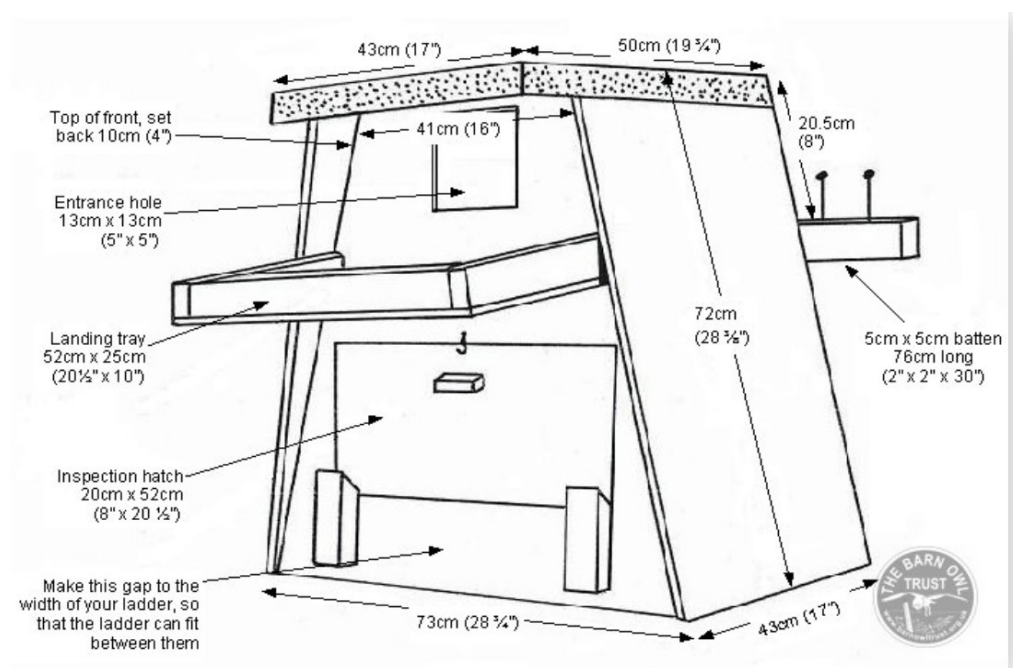
“Establish permanence by creating a permanent accessible nest/roost site space within (i.e. inside) the finished development.”

Precautionary Measures

The following steps will ensure that nesting barn owl are not adversely affected by the proposed works:

All site personnel/contractors will receive a tool-box talk during their site induction to include details of the potential presence of barn owls and implications for work to be carried out.

1. Work should be carried out as early in Spring as possible to reduce potential disturbance. No work should be carried out between March and August inclusive to avoid disturbing nesting birds without a walkover survey by an ecologist 48 hours before work commences to confirm absence of Barn Owls.
2. A replacement breeding barn owl box (to plan within this report) will be installed on the treeline to the north of the barn 30 days prior to building work beginning. Installation of the box should be above four metres in height and facing open grassland habitat
3. A visit by the ecologist immediately prior to sealing of the barn will ensure absence of barn owls prior to works commencing.
4. Gaps and openings suitable for barn owl to access the barn should be sealed with timber and secured to ensure birds cannot access the site during construction works.



Bibliography.

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JNCC 2004

Bat Workers Manual 3rd Edition

Natural England 2006

Bat Mitigation Guidelines

Reason, P.F. and Wray, S. (2025).

UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.2.
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