

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

Reasonable Avoidance and Mitigation Measures

**Barn and Outbuildings at Winckley Hall Farm,
Whalley Road,
Clitheroe,
BB7 9PN**

21.11.2025



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Executive summary

In June 2025 Batworker consultancy was commissioned to undertake a survey of a barn and outbuildings at Winckley Hall Farm, Whalley Road, Clitheroe, BB7 9PN to assess the potential for impact on protected species to support a proposed residential development including work to an existing roofs.

A preliminary bat roost assessment survey was carried out on 19th June 2025.

Evidence in the form of scattered droppings suggested use of the barn by roosting Brown Long Eared bats.

No physical evidence to suggest use by bats was observed within the outbuildings.

Seven nights of static bat detector monitoring between 19th and 26th June 2025 recorded low levels of Brown Long Eared bat activity at times consistent with bat emerging from a roost and light sampling prior to emergence from the barn. Bat activity and social calling was also recorded in the hour before sunrise, consistent with bats returning to roost.

Three emergence surveys on 15th July, 31st July, and 1st September 2025 observed Brown Long Eared bats emerging from a roost site behind timber sarking and light sampling within the barn.

A total of eleven bats were counted. The result was consistent with both static bat detector monitoring recordings and physical evidence observed during the preliminary assessment.

Given observations of the preliminary survey, static bat detector monitoring, and follow up emergence survey effort is considered sufficient to characterise the roost potential of the building and confirm the presence of a breeding roost of Brown Long Eared bats.

"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.

Single Soprano Pipistrelle bats were also recorded roosting within the barn, suggestive of male individuals roosting close to a Soprano Pipistrelle maternity roost located in other farm buildings on site.

The proposed development risks causing disturbance to roosting bats, and potentially a loss of roost sites without suitable mitigation, and will require timing of works and a Natural England EPS Mitigation licence to proceed.

Given the location of the roost on a south facing roof facade it is not considered that the roost is suitable for hibernating bats. Heating from the sun is likely to result in a fluctuation in daytime temperatures within the barn.

It is recommended that compensatory roost features in the form of creation of a bat loft, bat access tiles and roost entrances within the eastern loft space, and installation of five bat boxes within the wider site 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.

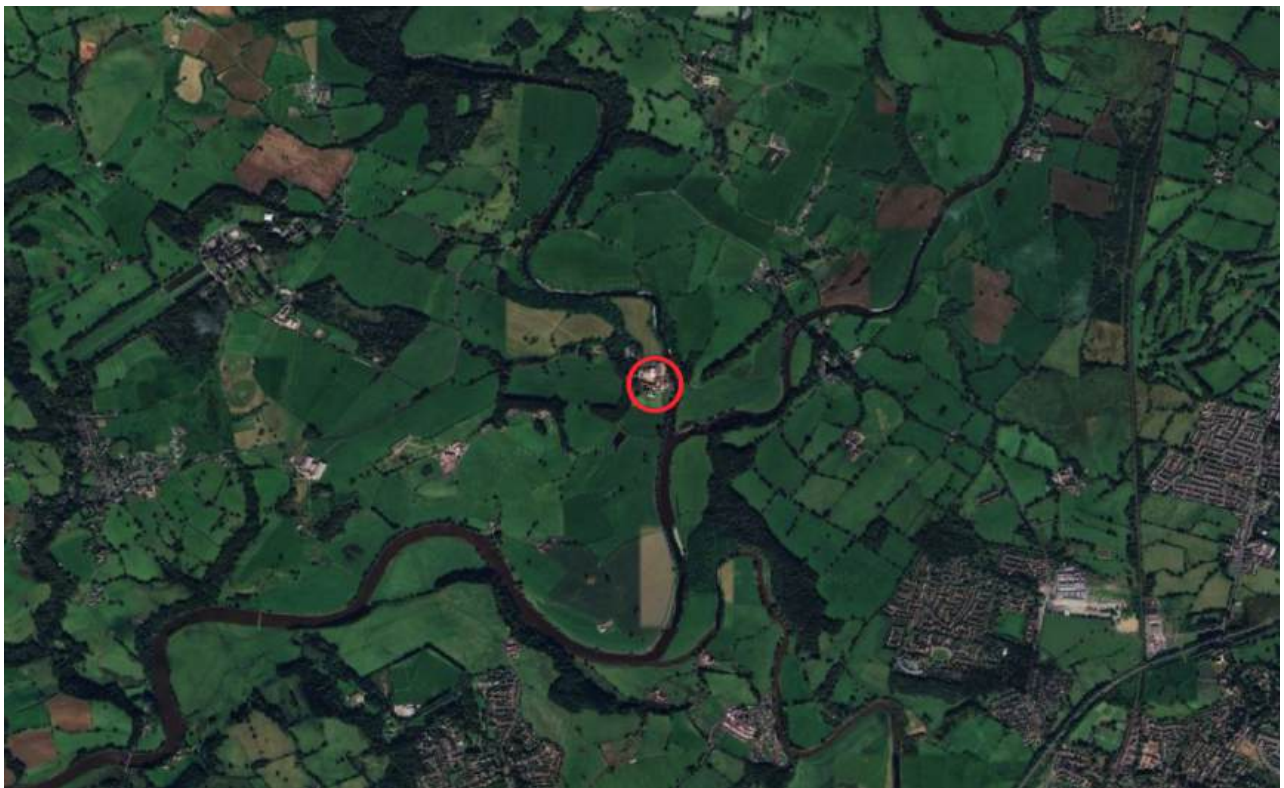
Site Location

Winckley Hall Farm, Whalley Road, Clitheroe BB7 9PN

NGR: SD7091238419

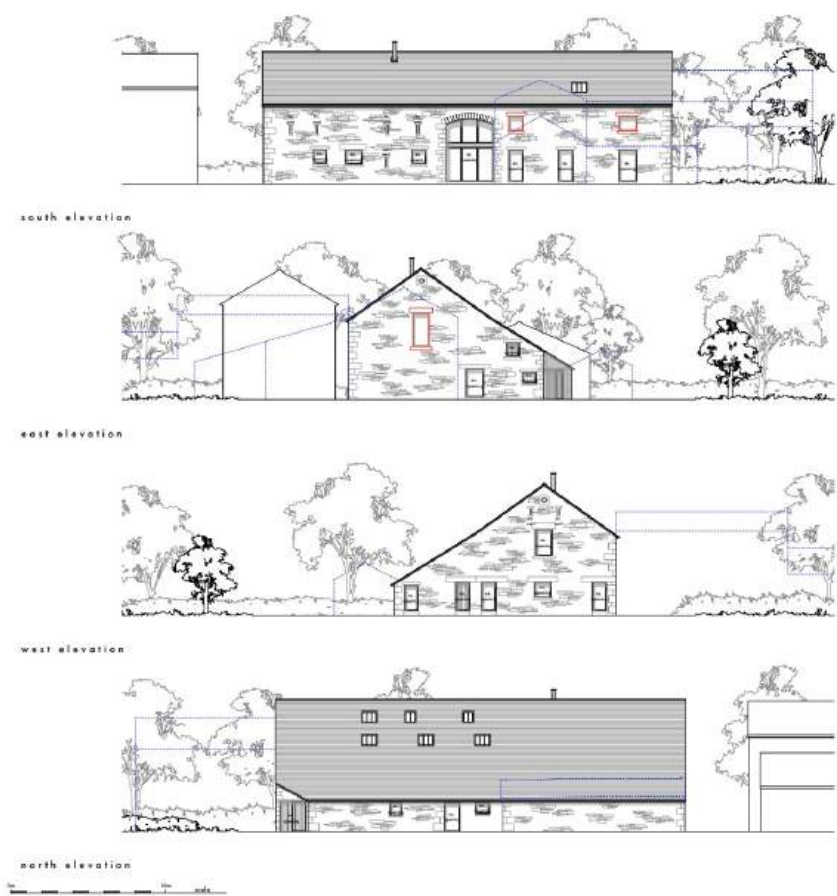


Surrounding Habitat



The property is located in a rural location with surrounding habitat a mosaic improved and semi improved grassland with some hedgerow and scattered deciduous tree cover on field boundaries, riparian, ancient and semi natural deciduous woodland cover. Bat foraging potential was assessed high. Connectivity to the wider landscape is good.

Proposed Works



Notes

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SA stanton andrews architects

Winckley Hall Farm 22.41

Proposed 'main btm' elevations

PL 4

Proposed works consist of the residential conversion of the barn and outbuildings.

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.

The surveyor hold records of a Natterer's, Whiskered/Brandt's, Daubenton's, Noctule, Brown Long Eared and Soprano and Common Pipistrelle bat foraging records within 1km of the property.

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. Martha Brailsford and Sharon Anderson assisted with 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.

The survey has a timing limitation given that static detector monitoring and emergence surveys were limited to the months of July and August, however recorded bat activity and observed number of bats were consistent with number of droppings observed in June which were indicative of a maternity roost.

Preliminary Bat Roost Assessment.

Main Barn

The property consists of a detached two storey stone built barn with a double pitched slate roof. A single storey brick built midden is present on the northern facade double pitched corrugated fibreboard roof. A single skin concrete block building is present on the southern facade and a single skin brick and corrugated fibreboard extension is present on the eastern gable end.

Exterior walls are generally well pointed with no obvious crack, gaps or crevices present. Gable ends are pointed and sealed. Open windows and doorways, gaps above the main barn door, and breath holes on the frontage and gable ends allow access to the interior.

Roof slates are generally close fitting with no obvious slipped, lifted or missing slates. Ridge tiles are pointed and sealed. Roof slates are lined with timber sarking and supported by hand cut beams with gaps at joints and dessication crevices noted.

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





Outbuilding 1

A stone built two storey outbuilding with double pitched tile roof is present to the west of the main barn. While generally pointed on exterior facades some crevices were noted at wall top/eaves level. The building has open windows and doorways present. Modern bandsawn roof timbers are present to the interior and tiles are unlined.

The building was assessed as offering moderate potential for roosting bats.



Outbuilding 2

A small stone built outbuilding with double pitched slate roof is present to the south west of Outbuilding 1. Gaps were noted at wall top and eaves where pointing was missing. Roof slates are unlined to the interior.

Then building was assessed as offering low potential for roosting bats.



Visual Search

A visual search of buildings was carried during the preliminary bat roost assessment.

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

Evidence in the form of a considerable number of scattered bat droppings, typical of Brown Long Eared bats, were observed within the main barn.

No evidence to suggest use by bats was noted in the outbuildings.

Nesting Bird Survey

No evidence to suggest use of the outbuildings by nesting birds was observed. Nesting pigeon were observed using the main barn.

Static Bat Detector Monitoring. 19th to 26th June 2025

An Anabat Express and PippyG static bat detectors, programmed to record from 30 minutes before sunset until 30 minutes after sunset. Recordings were analysed using AnalookW and Sonobat software to determine species identification and timings of recordings.

A moderate level of bat activity was recorded throughout the survey period with Brown Long Eared bat calls recorded from +20 minutes after sunset to +75 minutes after sunset and in the two hours before sunrise.

Calls were consistent with roosting bats light sampling prior to emergence from the barn and social calling prior to returning to roost at sunrise.

Emergence Survey 15th July 2025

Start Temp: 16.03c Finish Temp: 13.6c 100% Cloud Cover. Wind: Bft 1 Precipitation 0
Start: 20.45 Sunset: 21.00 Finish: 22.30

Surveyors equipped with Anabat Walkabout, Anabat Swift, Anabat Chorus, and Echometer Touch Pro 2 full spectrum bat detectors and aided with a Guide TK612 and Pulsar XG35 thermal cameras, and Canon XA50 HD video cameras with infrared flood and spot lights were positioned around and within the buildings to monitor potential roost features for emerging bats.

Recorded bat calls were analysed post survey using Anabat Insight and Sonobat software. Video footage was reviewed on a 42" 4K monitor at realtime post survey.

From 21.16 to end of survey a small number (<30) Soprano Pipistrelle bats were observed emerging from a nearby building to the southwest of the barn and foraging within the yard before dispersing into the wider landscape.

A total of nine Brown Long Eared bats were recorded flying within the main barn, having emerged from behind timber sarking on the south western roof section at 21.26.

Two Soprano Pipistrelle were observed to enter the barn to forage, before dispersing.

Brown Long Eared bats were observed to emerge from the window space on the western gable end of the barn and disperse west.

Emergence Survey 31st July 2025

Start Temp: 16.2c Finish Temp: 17.0c 0% Cloud Cover. Wind: Bft 0. Precipitation 0
Start: 20.55 Sunset: 21.12 Finish: 22.45

Surveyors equipped with Anabat Walkabout, Anabat Chorus, and Echometer Touch Pro 2 full spectrum bat detectors and aided with a Guide TK612 and Pulsar XG35 thermal cameras, and Canon XA50 HD video camera with infrared flood and spot 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.

Eleven Brown Long Eared bats were observed flying within the barn, having emerged from behind timber sarking on the south western roof section at 21.43.

At 21.27 a single Soprano Pipistrelle were observed emerging from behind timber sarking and leaving the barn via the open window space on the western gable end.

Emergence Survey 1st September 2025

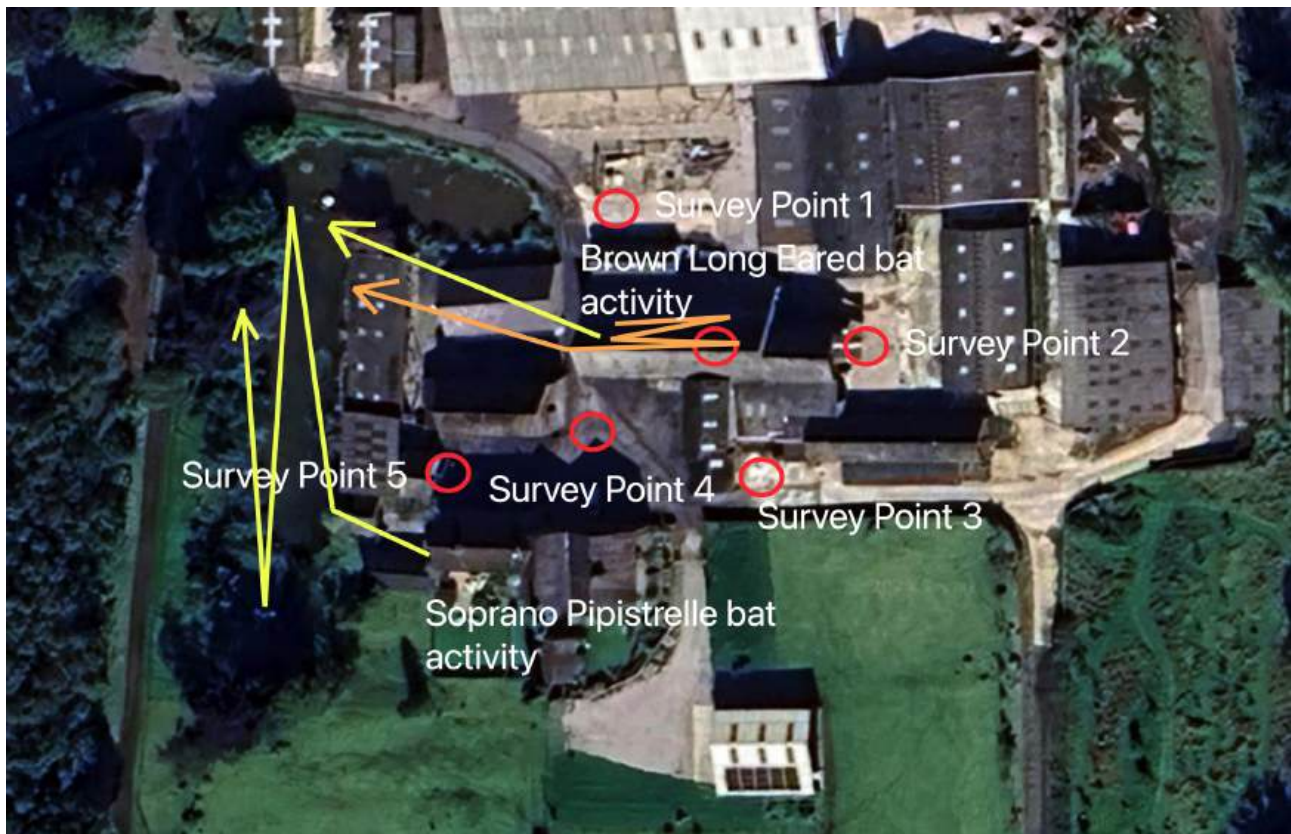
Start Temp: 14.3c Finish Temp: 12.8c 50% Cloud Cover. Wind: Bft 0. Precipitation 0
Start: 19.45 Sunset: 19.58 Finish: 21.30

Surveyors equipped with Anabat Walkabout, Anabat Chorus, and Echometer Touch Pro 2 full spectrum bat detectors and aided with a Guide TK612 and Pulsar XG35 thermal cameras, and Canon XA50 HD video camera with infrared flood and spot 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.

Six Brown Long Eared bats were observed flying within the barn, having emerged from behind timber sarking on the south western roof section at 20.03.

At 20.43 two Soprano Pipistrelle were to emerge and fly within the barn before dispersing west.



Survey Summary

Camera Coverage and IR Illumination levels at end of survey.



Infrared camera coverage at end of survey



Infrared camera coverage at end of survey



Thermal camera coverage at end of survey



Thermal camera coverage at end of survey

Interpretation of results.

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Given observations of the preliminary survey, static bat detector monitoring, and follow up emergence survey effort is considered sufficient to characterise the roost potential of the building and confirm the presence of a breeding roost of Brown Long Eared bats.

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Single Soprano Pipistrelle bats were also recorded roosting within the barn, suggestive of male individuals roosting close to a Soprano Pipistrelle maternity roost located in other farm buildings on site.

The proposed development risks causing disturbance to roosting bats, and potentially a loss of roost sites without suitable mitigation, and will require timing of works and a Natural England EPS Mitigation licence to proceed.

Given the location of the roost on a south facing roof facade it is not considered that the roost is suitable for hibernating bats. Heating from the sun is likely to result in a fluctuation in daytime temperatures within the barn.

It is recommended that compensatory roost features in the form of bat access tiles and roost entrances within the eastern loft space, and installation of bat boxes within the wider site 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.

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

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 December and March 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.

Enhancement Roosts

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

Four Greenwoods Ecohabitats Two Crevice boxes will be installed on the treeline to the west. Two boxes to face south west and two boxes on north facing aspect to allow hibernation potential.

A bat loft with a minimum measurement of 2m height x 5m length x 3m width should be incorporated into the eastern gable of the barn.

The loft storage area should be lined with TLX Batsafe roofing membrane or Type 1F Bituminous roofing felt.

Two bat access tiles should be installed within the north and south eastern roof section to allow access to the loft area.

A bat tube will be built into the eastern gable end below the apex to allow access to the interior.

A copy of the Method Statement should be available to site / project managers in advance of any works being carried out.

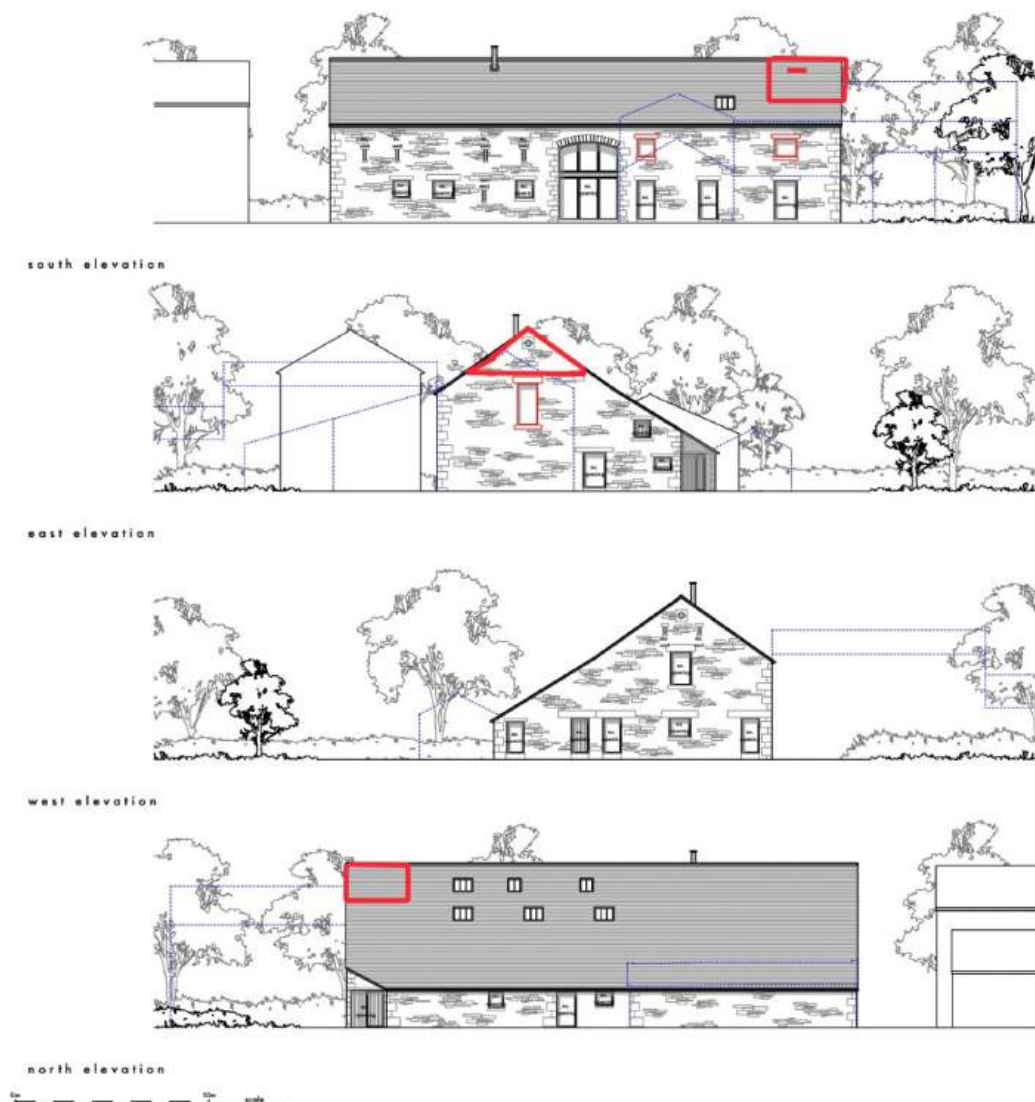
The existence of a Method Statement helps to establish a defence against prosecution for intentional (WCA), deliberate (Habitat Regulations.) or reckless (WCA) disturbance of bats or damage to roosts. All work should take place under the supervision of the ecologist.

Accidental exposure of bats - EMERGENCY ADVICE

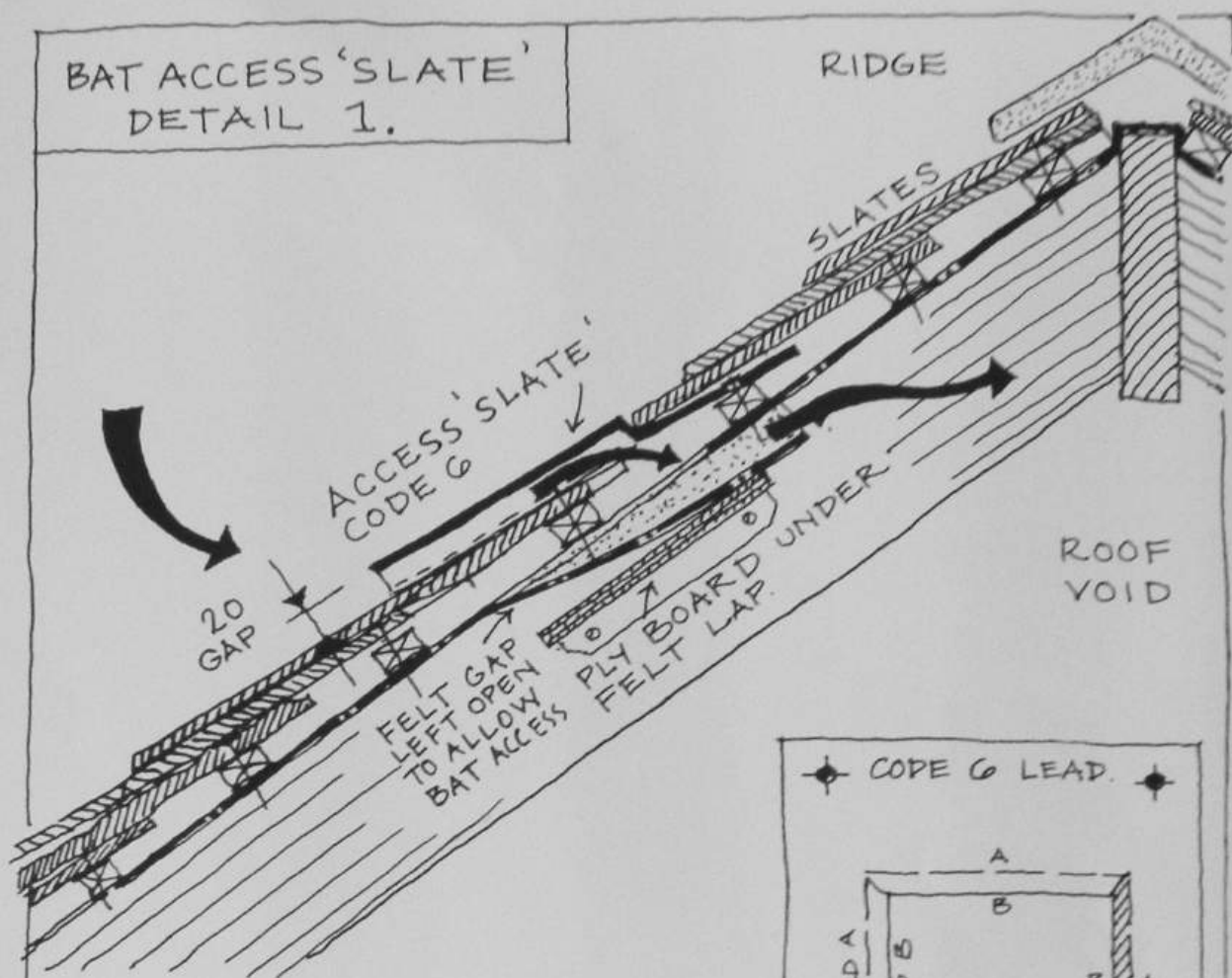
In the unlikely event of bats or their roosts being exposed or vulnerable to harm, suspend further work in that area. Cover the exposed bats to reduce any further risk of harm and seek advice immediately.

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.

Location of Bat Loft

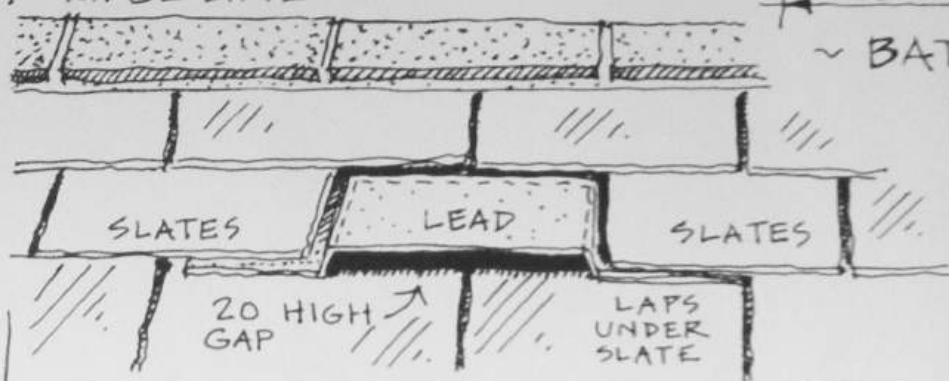


BAT ACCESS 'SLATE' DETAIL 1.

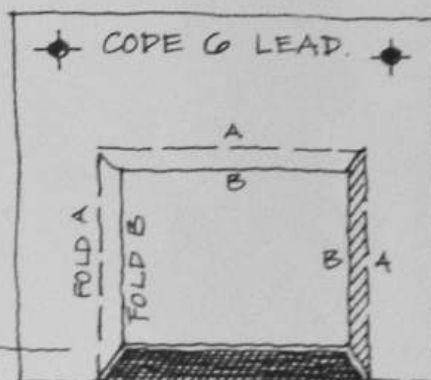


~ SECTION THROUGH ~
ROOF

RIDGE LINE



~ BAT SLATE BUILT INTO SLOPE ~



20
TO SUIT SLATE
~ BAT ACCESS ~
SLATE

ENGLISH
NATURE

SP

The above information is for guidance only and may not be appropriate in all circumstances. If in doubt seek professional advice.
English Nature Cumbria Team, Juniper House, Murley Moss, Oxenholme Road, Kendal LA9 7PL. Tel: 01539 792800 Fax: 01539 792830 Email: cumbria@english-nature.org.uk

Bibliography.

Bat Conservation Trust 2023

Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)

JNCC 2004

Bat Workers Manual 3rd Edition

Natural England 2006

Bat Mitigation Guidelines

Reason, P.F. and Wray, S. (2023).

UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1.
CIEE, Ampfield.