



**YORKSHIRE DALES**  
National Park Authority

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20 Sept 2022

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

### **Reasonable Avoidance and Mitigation Measures**

**Maypole Barn,  
Main Street,  
Long Preston,  
BD23 4PH**

**30.08.2022**



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## Executive summary

In August 2022 Batworker consultancy was commissioned to undertake a survey of Maypole Barn, Main Street, Long Preston, BD23 4PH to assess the potential for impact on protected species.

A daytime roost assessment survey was carried out on 11<sup>th</sup> August 2022. The building, when assessed in combination with location and surrounding habitat, had been observed to have a low to moderate level of bat roost potential.

Static bat detector monitoring was carried out between 11<sup>th</sup> August and 19<sup>th</sup> August 2022. A low level of common and soprano pipistrelle activity was recorded at times consistent with bats emerging from a distant roost to forage.

An emergence survey was carried out on 25<sup>th</sup> August 2022. No bats were observed emerging from within the building.

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 also considered unlikely that low conservation value roosts are present within the building, however reasonable avoidance measures are recommended within this report.

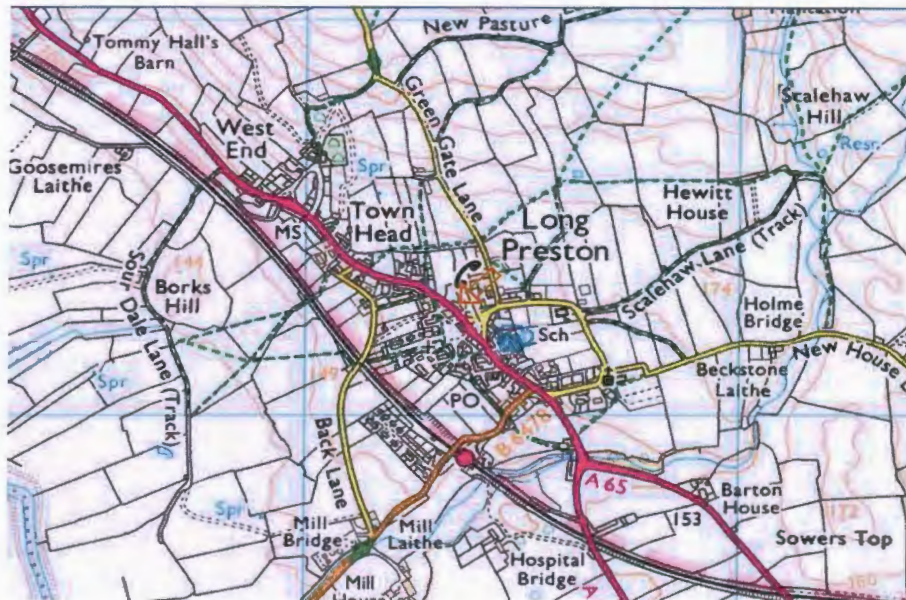
The overall purpose of the Method Statement is to ensure that bats and their roosts are fully protected to ensure the ‘favourable conservation status of the species’. This method statement is designed to minimise or remove any potential disturbance to bats. By following the Reasonable Avoidance Measures and mitigation included in this document the work can take place, ensuring the Continued Ecological Functionality of the site.



### Site Location

Maypole Barn, Main Street, Long Preston, BD23 4PH

NGR: SD8335958282



### Surrounding Habitat



The property is located in a semi-rural position within the village of Long Preston with surrounding habitat a mosaic of improved and semi improved grassland with scattered deciduous tree cover present on field boundaries. The barn is adjacent to the A65 which is likely to have a negative effect on bat activity.

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.

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	11.08.2022	1 Hour
Static Detector Monitoring.	11.08 – 19.08.2022	Sunset to sunrise.
Emergence survey	25.08.2022	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 during preliminary and activity surveys.



### **Preliminary Bat Roost Assessment.**

The property consists of a detached traditional stone built barn with a double pitched slate roof. Walls are generally well pointed with no cracks gaps or crevices present. Cracks were present above the barn door on the frontage. Gable ends are pointed and sealed. Large gaps are present on interior wall tops.

Roof slates are lined with a bituminous roofing felt. Some slipped and lifted slates are present.

Bat roost potential was assessed as low to moderate, when building condition was combined with location.



### Static Bat Detector Monitoring.

An Anabat Express static bat detector, programmed to record bat activity from 30 minutes before sunset to 30 minutes after sunrise, was placed within the upper floor room of the barn.

Bat Activity was analysed post survey using AnaloookW to identify timing of activity and species identification.

Low levels of common and soprano pipistrelle activity were recorded throughout the survey period at timings consistent with bats emerging from distant roosts to forage. No activity at times to suggest bats emerging from or returning to roost was recorded.

### Emergence Survey 25<sup>th</sup> August 2022

Start Temp: 17.3c Finish Temp: 16.7c 100% Clear sky Wind: Bfd0  
Start: 20.00 Sunset: 20.15 Finish: 21.45

Surveyors equipped with Anabat Walkabout and Anabat Scout full spectrum detectors aided with Canon XA50 and XA25 infrared 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 software. Video footage was reviewed on a 42" 4K monitor at realtime post survey.

Between 20.39 and 21.17 common and soprano pipistrelle bats were recorded and observed foraging around trees to the west before crossing the A65 and dispersing into the wider landscape. Timing was consistent with bats emerging from an offsite roost.

No bats were recorded emerging from the barn.





## **Interpretation of results**

Static bat detector monitoring and an emergence survey was carried out on 11<sup>th</sup> to 19<sup>th</sup> August and 25<sup>th</sup> August 2022 respectively. No bats were recorded emerging from or returning to roost within the building, or recorded at times consistent with bats emerging from or returning to roost.

The surveys found no evidence of bats using the buildings to roost. 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, however reasonable avoidance measures are recommended within this report.

## **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'.

Roofing slates should be removed by hand and under supervision where necessary.

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 (Two Greenwood Eco Habitats two crevice box) will be placed on site prior to work commencing. Bat box 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.