

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

Reasonable Avoidance and Mitigation Measures

**Brook Farm,
Simister,
M25 2SB**

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Executive summary

In June 2025 Batworker consultancy was commissioned to undertake a survey of buildings at Brook Farm, Simister, M25 2SB to assess the potential for impact on protected species to support a proposed nine dwelling residential development including demolition of existing buildings.

A previous survey in 2014 identified two Common Pipistrelle bats roosting under roof slates of the red brick barn.

A preliminary bat roost assessment survey was carried out on 8th July 2025.

No evidence to suggest use by roosting bats was observed.

Emergence surveys on 19th July and 25th August observed a single Common Pipistrelle bat emerging from the red brick barn.

Given observations of previous surveys and 2025 emergence surveys effort is considered sufficient to characterise the roost potential of the buildings and confirm the presence of opportunistic roosting single Common Pipistrelle 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.

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

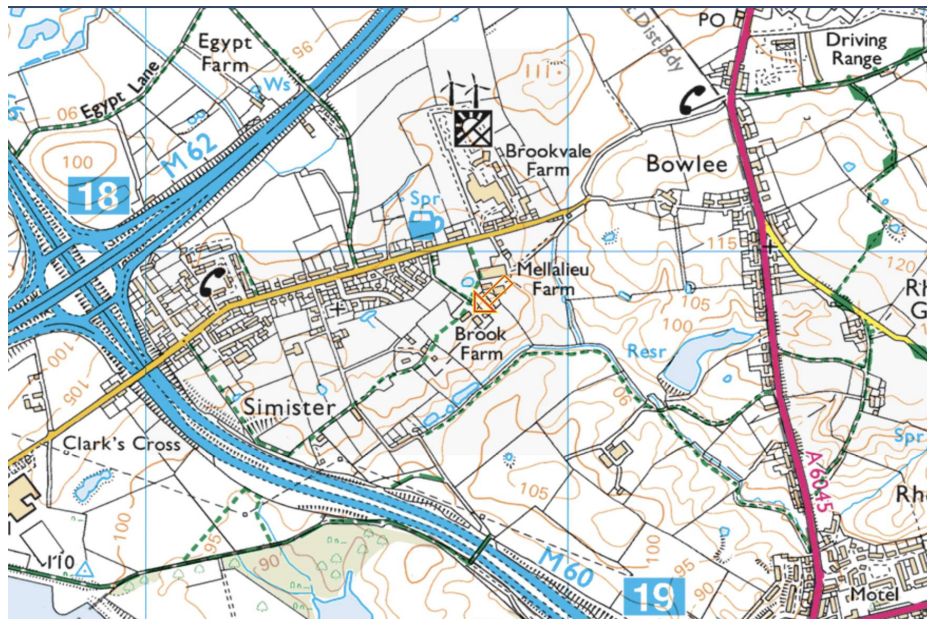
It is recommended that compensatory roost features in the form of bat boxes installed in trees on the site boundary would offer mitigation measures in line with those expected by Natural England for the purposes of EPS Mitigation licencing.

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

Brook Farm, Simister, M25 2SB
NGR: SD8378005860



Surrounding Habitat



The property is located in a rural location with surrounding habitat a mosaic of improved and semi improved grassland with some hedgerow and scattered deciduous tree cover on field boundaries, open water and semi natural deciduous woodland cover is present in the wider landscape.

Bat foraging potential was assessed low. Connectivity to the wider landscape is moderate.

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.

A previous survey (*Bat, Barn Owl and Nesting Bird Survey at Brook Farm, Siminster. Envirotech. 9th October 2014*) identified use of the red brick barn by two roosting Common Pipistrelle bats.

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.

Survey constraints

Access to all areas of the interior and exterior of the buildings 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.

Preliminary Bat Roost Assessment.

The property consists of a complex of detached outbuildings and single skin concrete stable blocks.

A red brick barn is present in the centre of the site. Exterior walls are generally well pointed with some obvious gaps and shallow crevices present. Gaps are present at the eaves and in gable ends.

Roof slates are generally close fitting however slumping has resulted in areas of lifted slates and gaps are present along the ridge.

The building was assessed as offering moderate bat roost potential.



Further buildings on site consisted of a single skin steel framed corrugated metal outbuilding which offered negligible bat roosting potential.

A single skin single storey concrete block building with corrugated fibreboard roof with roof lights allowing considerable interior light penetration which offered negligible bat roosting potential.

Two single skin concrete block stable blocks with double pitched tiled roofs which offered negligible bat roosting potential.

A detached single skin concrete block outbuilding with a flat roof which offered negligible bat roosting potential.



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.

No evidence to suggest use of the buildings by roosting bats was recorded.

Nesting Bird Survey

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

Emergence Survey 19th July 2025

Start Temp: 16.6c Finish Temp: 16.2c 30% Cloud Cover. Wind: Bft 0 Precipitation 0
Start: 21.15 Sunset: 21.30 Finish: 23.00

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 red brick barn building 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.

At 21.23 a single Common Pipistrelle bat was observed to emerge from below a ridge tile on the eastern gable end and fly south off site.

Emergence Survey 25th August 2025

Start Temp: 22.7c Finish Temp: 20.9c 0% Cloud Cover. Wind: Bft 0 Precipitation 0
Start: 20.00 Sunset: 20.15 Finish: 21.45

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 cameras 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 Sonobat software. Video footage was reviewed on a 42" 4K monitor at realtime post survey.

At 20.27 a single Common Pipistrelle bat was observed to emerge from below a slate on the eastern gable end and fly south off site.

Interpretation of results.

A preliminary bat roost assessment survey was carried out on 8th July 2025.

No evidence to suggest use by roosting bats was observed.

A previous survey in 2014 identified two Common Pipistrelle bats roosting under roof slates of the red brick barn.

Emergence surveys on 19th July and 25th August observed a single Common Pipistrelle bat emerging from the red brick barn.

Given observations of previous surveys and 2025 emergence surveys effort is considered sufficient to characterise the roost potential of the buildings and confirm the presence of opportunistic roosting single Common Pipistrelle 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.

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

It is recommended that compensatory roost features in the form of bat boxes installed in trees on the site boundary 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.

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’.

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

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.

Two Greenwoods Ecohabitats Three Crevice Bat Boxes will be positioned on trees within the site prior to work commencing.

Roof work should only take place following an evening temperature of +5c.

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.

Once roofs have been dismantled, and areas confirmed absent of roosting bats, mechanical demolition can take place.

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.

Bibliography.

Bat Conservation Trust 2023	<i>Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)</i>
JNCC 2004	<i>Bat Workers Manual 3rd Edition</i>
Natural England 2006	<i>Bat Mitigation Guidelines</i>
Reason, P.F. and Wray, S. (2023).	<i>UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1.</i> CIEE, Ampfield.