

**ECOLOGICAL METHOD STATEMENT
FOR:**

**HOME FARM
SHAW HILL
SHAW
MELKSHAM
SN12 8EW**

**Prepared for:
Mr T. WEAVER
Date: 13/9/25.
Ref: NWP/ESR-13/9/25.**

1.INTRODUCTION

1.1 Instruction

BatCraft was instructed by Mr T. WEAVER to produce a method statement in order to comply/discharge the conditions of planning application: PL/2025/00965.

2 Method Statement

- 3 This site-specific method statement is provided to comply with EU Article 12 and 16 which help guide works that affect a bat resting place when the species is not present in order to avoid a licence/derogation, it will be necessary to ensure following development the “favourable conservation status” of bats is maintained.

This method statement aims to address:

- a) Appointment of an Ecological Clerk of Works, and details of a toolbox talk to be presented to all contractors at the outset of works.*
 - b) Details of ecological supervision/watching brief during roof stripping works*
 - c) Details (including specification, location, height and orientation) of alternative bat roosting space to be provided on site before any works start.*
 - d) Sensitive timing of works*
 - e) Measures to limit lighting, dust, vibration and noise to be employed throughout the works.*
 - f) Procedure to be followed if a bat is discovered during works.*
 - g/ Lighting provisions as applicable.*
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2.1 Pre-commencement

2.1.1 A project ecologist must be engaged prior to work commencing on the property to provide advice should it be required. This ecological method statement must be adhered to, it provides project supervision and guidance to ensure that best practice and compliance is adhered to and may prevent a criminal offence being committed. Bats are highly mobile wild animals and may be encountered within a building following negative survey results.

2.2 Method

2.2.1 Prevention of injury

A toolbox talk must be given to contractors prior to commencement of works on the building, the toolbox talk must include:

Background legislation in relation to bats,

The most likely area to expect bats (behind soffits/fascia and ridge coverings).

Good working practice and, details of what to do if a bat or additional evidence of bats is discovered.

In the unlikely event that bats, or evidence of other roost locations are found, works must stop immediately and Natural England or the project ecologist contacted immediately, and any requisite license obtained.

2.3 Ecological supervision

2.3.1 The project ecologist or their agent must be provided adequate time to provide advice and supervision for the duration of the proposed works. Records of any site visits must be made by the project ecologist, (CLASS 2, CL18 licence holder) photographs must be taken as required in order to comply with this method statement.

2.3.2 Prior to deconstruction of any elements of the roof, the building must be inspected for any new evidence of bats and the project ecologist, or their agent must be available (on-call) to provide advice should it be required.

2.3.3 If, during the work, when the licenced bat worker is not on-site, and a bat is discovered that appears to be injured or distressed, then the animal should be carefully placed in a small box (e.g. shoe box) by either handling the bat with thick gloved hands or covering the bat with the box and sliding a thin piece of cardboard under to create a floor to the box. A clean piece of cloth loosely crumpled will be placed in one corner of the box (to allow the bat to crawl under and hide), a few small air holes will be put into the lid of the box, and a very shallow container (e.g. foil milk bottle top) of water will be placed in one corner of the box. The licensed bat worker must then be called without delay, and all work must stop until the licensed bat worker has been consulted.

2.3.4 During high-risk works (roof stripping) the project ecologist must be on site offering supervision should bats be encountered, being the watching brief. The air temperature must be sufficiently high-at least 8 degrees Celsius to minimise risk of harming bats should they be found to be present. A 'soft strip' method requiring a visual inspection of the underside of the tiles and other materials such as the felt must be adhered to.

2.4 Incorporation of bat roosting

2.4.1 **Compensation;** The DNA evidence determined that the bat roosts in the buildings is that of BLE, (plus inconclusive) during the three emergence surveys no bats emerged or re-entered the property to roost leading to the conclusion the roosts were historic, however, permanent bat roost provision must be created as part of the proposed scheme for the species identified. The new roof of each dwelling must provide crevice like features for example 2 x integral bat boxes in the main roof façade between the joists combined with a bat access tile. The compensation measures must be positioned on south or east facing elevations but not directly above a window. Suitable alternatives would include bat bricks where access is possible or bat access tiles at the ridge. Where they provide access to the roof, they must incorporate a lining that has passed the snagging test for bats.

Enhancement: The siting of two further bat boxes such as Schwegler Bat Box 2F should be pole mounted if no suitable trees are present. This should be a minimum of 4 metres above the ground, away from artificial light sources in a position sheltered from wind but ideally South/South-east or South-west so it is exposed/warmed by the sun for part of the day and should be in position **before** any commencement of works.

2.5 Timing of work

2.5.1 Any works that have the potential to disturb bats during the bat activity period (1 May to 31 August) for example, removing the roof tiles/lining, must be conducted outside this period. If the works cannot be undertaken during the period 1 September to 1 May and should bats be encountered during this period or at any time during the work, then all work must stop and an EPSL will be required.

2.5.2 All work must be undertaken in normal working, daylight, hours, which is in accordance with best working practice and allows the project ecologist to address any issues if bat(s) are found during the demolition/development work. Any works which create noise/dust/vibration must also be undertaken in normal working/daylight hours in accordance to best working practice.

2.6 Lighting proposals

2.6.1 Lighting: The exact lighting proposals are not known at this stage but where new external lighting is provided best practice in the form of Bats and Artificial Lighting At Night Guidance Note GN08/23 (Bat Conservation Trust and Institution for Lighting Professionals) must be followed.

Research into artificial lighting at night (ALAN) has identified a reduction in insect diversity at night and the potential to disrupt a broad range of insect behaviour patterns and in turn foraging opportunities for bats, particularly where they are bright white. It is therefore essential that any new external lighting is carefully selected, for example, all external lighting must be Light Emitting Diode (LED) and directed downward or be located at a low level. By carefully directing light downwards and using a PIR with short illumination sensor the impact of external lighting on any foraging bats can be reduced.

2.7 Habitat loss

2.7.1 There is no habitat loss relating to this scheme and no requirement for habitat compensation.

2.8 Post construction work

2.8.1 There is no requirement for post-construction monitoring of this scheme.

2.9 Surveyor Background and Experience

2.9.1 This ecological method statement for bats was undertaken and written by Nicholas Powell. Nicholas holds a Class 2 Bat License (CLS-11742) and has received training in bat ecology and surveying, bat detector use, acoustic monitoring/sonogram analysis, architectural terms for bat workers, bats and development, H & S awareness for bat workers, legislation for bat workers, British bats their ecology and conservation, surveying trees for bats, Bat ID and handling, bat biology.

3. References

Collins, J (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London.

HM Government (2017) Conservation of Habitats and Species Regulations as (amended).

HM Government (1981) The Wildlife and Countryside Act (as amended). HM Government (2006) Natural Environment and Rural Communities Act.

Mitchell-Jones, A.J. & McLeish, A.P. (2004). Bat Workers' Manual (3rd Edition). Joint Nature Conservation Committee.

4. Queries

Any queries regarding this report should be addressed in the first instance to **BatCraft**.

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