

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

## Reasonable Avoidance and Mitigation Measures

Woodlands Farm,  
Hothersall Lane,  
Hothersall,  
PR3 2XB

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## Executive summary

In June 2025 Batworker consultancy was commissioned to undertake a survey of a converted barn at Woodlands Farm, Hothersall Lane, Hothersall, PR3 2XB to assess the potential for impact on protected species to support a proposed residential development including a two storey extension keying into an existing roof.

A preliminary bat roost assessment survey was carried out on 22<sup>nd</sup> July 2025.

Evidence in the form of scattered droppings adhering to external walls on the western and eastern facade below fascia boarding suggested use of the building by roosting Pipistrellus species bats.

An emergence survey on 13<sup>th</sup> August observed Soprano Pipistrelle bats emerging from the main house adjacent to the barn, the number of bats was consistent with a maternity roost.

While no bats were observed emerging from the barn roof, it is likely that the building is used as a satellite roost to the main maternity roost in the main house. The result was consistent with physical evidence observed during the preliminary assessment.

Given observations of the preliminary survey and follow up emergence survey effort is considered sufficient to characterise the roost potential of the building and confirm the presence of a non satellite roost of Soprano 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 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.

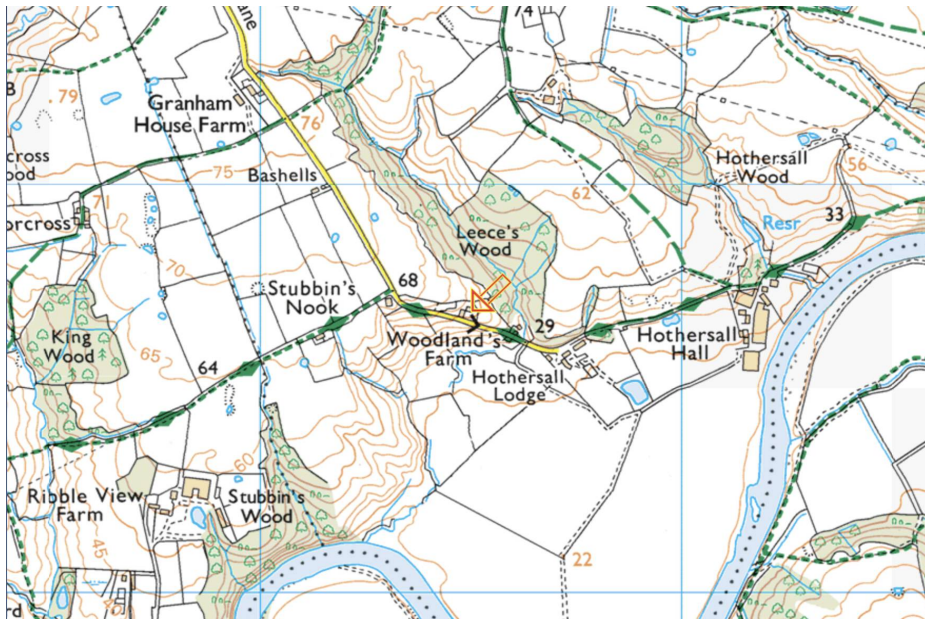
It is recommended that compensatory roost features in the form of bat boxes installed in trees on the site boundary would offer mitigation measures in line with those expected by Natural England for the purposes of EPS Mitigation licencing.

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

Woodlands Farm, Hothersall Lane, Hothersall, PR3 2XB  
NGR: SD6261134660



## Surrounding Habitat



The property is located in a rural location with surrounding habitat a mosaic of mature domestic gardens, improved and semi improved grassland with some hedgerow and scattered deciduous tree cover on field boundaries, riparian woodland and semi natural deciduous woodland cover.

Bat foraging potential was assessed high. Connectivity to the wider landscape is good.

## **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 client has previously had juvenile Soprano Pipistrelle bats rescued from the main house.

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 by 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 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.

## Preliminary Bat Roost Assessment.

The property consists of a semi detached two storey stone built converted barn with a double pitched slate roof, a single storey single pitch roofed extension is present on the gable end and on the eastern facade.

Exterior walls are generally well pointed with no obvious crack, gaps or crevices present. Heavy ivy growth is present on the western facade.

Roof slates are generally close fitting with no obvious slipped, lifted or missing slates. Ridge tiles are pointed and sealed.



## Visual Search

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

The search was carried out looking for evidence if 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 small number of scattered bat droppings, adhering to external walls below fascia boarding were noted on the eastern and western facade. Droppings were typical of Pipistrelle bats.



*Location of bat droppings on western facade*



*Location of bat droppings on eastern facade*

## Nesting Bird Survey

No evidence to suggest use of the building by nesting birds was observed, however ivy growth offer potential nesting sites.

## Emergence Survey 13<sup>th</sup> August 2025

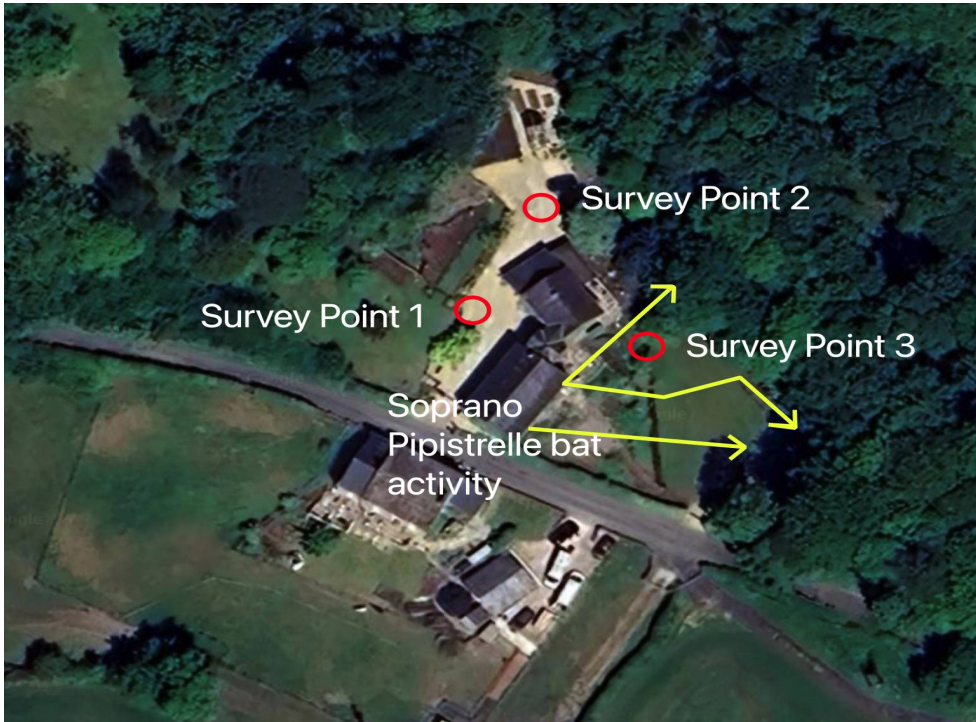
Start Temp: 19.6c Finish Temp: 19.2c 0% Cloud Cover. Wind: Bft 0 Precipitation 0  
Start: 20.30 Sunset: 20.45 Finish: 22.15

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.

From 20.55 to 21.47 Soprano Pipistrelle bats were observed emerging from the southern facade of the main house and foraging around trees within the garden to the south of the barn.

No bats were observed emerging from the barn.



*Survey Summary*

**Camera Coverage and IR Illumination levels at end of survey.**



*Thermal camera coverage at end of survey*



*Infrared camera coverage at end of survey*

## **Interpretation of results.**

A preliminary bat roost assessment survey was carried out on 22<sup>nd</sup> July 2025. Evidence in the form of scattered droppings adhering to external walls on the western and eastern facade below fascia boarding suggested use of the building by a small number of roosting Pipistrellus species bats.

An emergence survey on 13<sup>th</sup> August observed Soprano Pipistrelle bats emerging from the main house adjacent to the barn, the number of bats was consistent with a maternity roost.

While no bats were observed emerging from the barn roof, it is likely that the building is used as a satellite roost to the main maternity roost in the main house. The result was consistent with physical evidence observed during the preliminary assessment.

Given observations of the preliminary survey and follow up emergence survey effort is considered sufficient to characterise the roost potential of the building and confirm the presence of a satellite roost of Soprano 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 disturbance to roosting bats, and potentially a loss of roost sites without suitable mitigation, and will require timing of works or 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.

## **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 – Keying into the existing roof slates should take place between September and December or March to April inclusive.**

### **No roof work should take place between May and September unless 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 within the garden 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.

Given the potential for occupation of the new extension, the roof should be lined with TLX Batsafe roofing membrane or Type 1F Bituminous roofing felt.

Scaffolding should avoid obstructing the areas identified as being used by roosting bats in order to avoid blocking potential flight lines.

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.**

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|-----------------------------------|---|
| 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><br>CIEE, Ampfield. |