

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

Reasonable Avoidance and Mitigation Measures

**The Rochfords,
Longridge Road,
Hurst Green,
Clitheroe,
BB7 9QW**

28.10.2025



**Report prepared by:
Dave Anderson
Batworker.com
dave@batworker.com
07894 338290**

Executive summary

In July 2025 Batworker consultancy was commissioned to undertake a survey of The Rochfords, Longridge Road, Hurst Green, Clitheroe, BB7 9QW to assess the potential for impact on protected species to support a proposed extension to the existing bungalow including works to existing roof spaces.

A preliminary bat roost assessment survey was carried out on 22nd July 2025, evidence to suggest use by roosting bats, in the form of droppings adhering to a north facing gable end, was observed.

Bat droppings were consistent with a maternity roost of Soprano Pipistrelle bats.

An emergence survey on 19th August observed no bats emerging from the building, however given early seasonal warm weather it is considered likely that the roost had dispersed. It was not considered that further emergence survey work was necessary to characterise the roost given the likely absence of bats.

Given observations 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 a roost site 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

The Rochfords, Longridge Road, Hurst Green, Clitheroe, BB7 9QW
NGR: SD6832837727



Surrounding Habitat



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

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 Summary

Survey	Date	Timings
Visual	22.07.2025	1 Hour
Emergence	19.08.2025	3 Hours

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 stone built bungalow with multiple double pitch tiled roofs.

External walls are well pointed and partially rendered with no obvious cavities, cracks, gaps or crevices present. Upvc soffits and fascia boarding is generally close fitting, however gaps were noted on northern and eastern facades. Hanging tiles on the northern gable end were noted to have slipped in places creating crevices.

Roof tiles are close fitting with no lifted, slipped, or missing tiles present. The ridge is pointed and well sealed. Lead flashing where present is close fitting.

The building was assessed as offering moderate bat roost potential.



Visual Search

An inspection was carried out during the preliminary bat roost assessment to search for and identify potential feeding perches, roosting opportunities and signs of bat use both internally and externally.

The visual inspection focussed on searching for feeding remains and bat droppings both within the building and on external walls.

Crevices and other potential roost sites were investigated for smear/grease marks, lack of cobwebs, urine staining.

Equipment used included:

Exposure Diablo 1300 lumen LED torch

Teslong TD500 HD video endoscope

Leica Trinovid 10x42 close focusing binoculars

Extendable pole mounted Go Pro Session HD camera with 1100 lumen light

Evidence in the form of Pipistrellus droppings were observed adhering to a wall and hanging tiles on the northern gable end and on a window ledge below.

The number of droppings observed was consistent with a maternity roost.



Pipistrelle droppings adhering to hanging tiles on the northern gable end.



Pipistrelle droppings on window ledge on the northern gable end.

Nesting Bird Survey

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

Interpretation of results.

A preliminary bat roost assessment survey was carried out on 22nd July 2025, evidence to suggest use by roosting bats, in the form of droppings adhering to a north facing gable end, was observed.

Bat droppings were consistent with a maternity roost of Soprano Pipistrelle bats.

An emergence survey on 19th August observed no bats emerging from the building, however given early seasonal warm weather it is considered likely that the roost had dispersed. It was not considered that further emergence survey work was necessary to characterise the roost given the likely absence of bats.

Given observations 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’.

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

The licence application will be supported by further survey effort in May, June and July.

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.

Three Greenwoods Ecohabitats Three Crevice Bat Boxes will be positioned on trees within the site prior to work commencing. Boxes should be placed on trees on the woodland edge to the west of the bungalow.

Boxes will be placed at a minimum of 4m in height and be positioned to face, north, south east and south west.

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 tiles should be lifted by hand and under supervision where necessary.

The reverse of roof tiles should be checked for dormant bats prior to moving.

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. |