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

Reasonable Avoidance and Mitigation Measures

Snodworth,
Snodworth Road,
Langho,
BB6 8DS

04.06.2026

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Executive summary

In December 2025 Batworker consultancy was commissioned to undertake a survey of Snodworth, Snodworth Road, Langho, BB6 8DS assess the potential for use by bats and breeding birds.

A daytime survey was carried out on 16th December 2025 to support development plans to extend the property including works to existing roofs.

The building, when assessed in combination with location and surrounding habitat, was initially observed to have a moderate level of bat roost potential.

An emergence survey was carried out on 3rd June 2026 and recorded no bats emerging from the building.

Bat activity recorded consisted a single pass of a Common Pipistrelle commuting from the south of the building at a time suggestive of a bat emerging from a distant roost.

Given the observations of the emergence survey it was considered that survey effort is appropriate to characterise the roost potential of the building and that the presence of a significant or low conservation value bat roost is unlikely.

"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 not considered that a second bat emergence survey is necessary given the extremely low level of bat activity recorded.

It is considered unlikely that significant or low conservation value roosts are present within the building, however considering the opportunistic nature of Pipistrelle sp bats it is recommended that proposed works are carried out with reasonable avoidance measures to remove any potential for disturbance.

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
Snodworth, Snodworth Road, Langho, BB6 8DS
NGR: SD7056933166

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 scattered deciduous tree cover and hedgerow present on field boundaries, semi natural deciduous woodland and open water.

Connectivity to the wider landscape is good. Overall foraging potential for bats can be considered moderate.

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:2025-86113-CL18-BAT, Conservation, Science and Education). Sarah Dunham, an experienced bat worker.

Survey Summary

Survey	**Date**	**Timings**
Preliminary Roost Assessment	16.12.2026	1 Hour
Emergence Survey	03.06.2026	2 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.

Nesting Bird Survey.

No nesting birds were observed during the survey.

Visual Survey 3rd June 2026

A visual survey of the buildings was carried out focussing on potential roost features and physical evidence, such as droppings, feeding remains, urea splashing or grease marking.

No evidence to suggest use by bats was observed despite suitable undisturbed horizontal surfaces being present.

Emergence Survey 3rd June 2026

Start Temp: 13.8c Finish Temp: 13.0c
100% Cloud Cover. Wind: Bft 3 Westerly Precipitation 0
Start: 21.15 Sunset: 21.32 Finish: 23.02

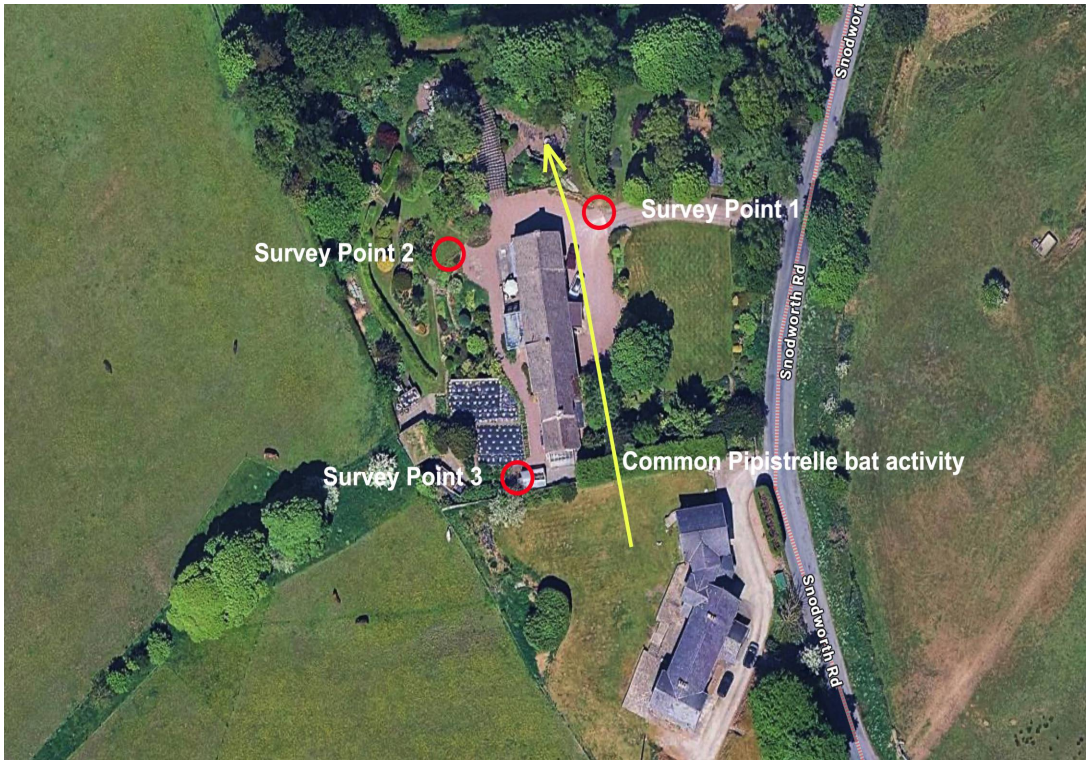
Surveyor points equipped with Anabat Walkabout, Anabat Chorus and Anabat Swift full spectrum detectors were positioned around the building to monitor observed potential roost features for emerging bats. Surveyors were aided by Canon XA50 HD Infrared cameras with infrared spot and floodlights and Pulsar Axion2 XG35 and Guide TK613 Thermal Cameras.

Recorded bat calls were analysed post survey using Sonobat 30 analysis software. Video was reviewed in realtime post survey on a 38" 4K monitor.

At 22.06 a single Common Pipistrelle bat was observed flying onto site from the south and proceeding through the garden heading north.

No other bat activity was recorded.

No bats were observed emerging from the building.



Survey Summary

Thermal camera coverage at end of survey

Infrared camera coverage at end of survey

Infrared camera coverage at end of survey

Interpretation of results

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It is not considered that a second bat emergence survey is necessary given the extremely low level of bat activity recorded.

It is considered unlikely that significant or low conservation value roosts are present within the building, however considering the opportunistic nature of Pipistrelle sp bats it is recommended that proposed works are carried out with reasonable avoidance measures to remove any potential for disturbance.

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 – Work should take place following a night temperature of 5c

Work to affected roof areas will take place under supervision of the batworker, with the batworker 'on call'..

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

The underside of removed slates should be checked for dormant bats prior to stacking.

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

The bat box should be positioned above 4metres in height on a south west or south east facing tree along the northern treeline.

Bat boxes 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.