Preliminary Bat Roost Assessment Report

Goose Hillock Cottage,
Copster Green,
BB1 9ET

11.05.2026

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Summary

In November 2025 Batworker consultancy was commissioned to undertake a survey of Goose Hillock Cottage, Copster Green, BB1 9ET assess the potential for use by bats and breeding birds.

A daytime survey was carried out on 25th November 2025 to support development plans for a residential extension.

An emergence survey was carried out on 6th May 2025, no bats were observed to emerge from the building and only a low level of Common Pipistrelle foraging activity was recorded along the woodland edge of the garden and along the front lane.

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

No evidence was recorded to suggest bats were roosting within the building.

No bats were observed or recorded using the building for roosting.

The surveyor considers survey effort to be reasonable to assess the roost potential of the building.

A precautionary method statement is included in this report.

Introduction

In November 2025 Batworker consultancy was commissioned to undertake a survey of Goose Hillock Cottage, Copster Green, BB1 9ET assess the potential for use by bats and breeding birds.

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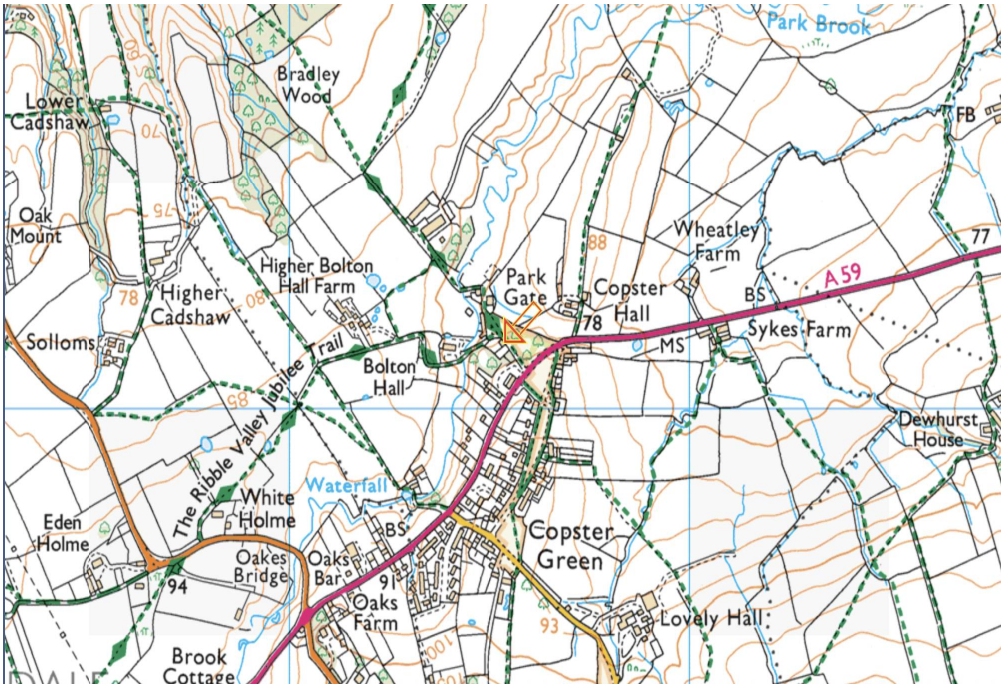
Survey and Site Assessment

Objectives of the survey

The survey was carried out to determine roost potential of the building, current usage by bats, and other protected species, of the site and to establish status of the bat species using the site prior to development work being carried out.

Survey site location

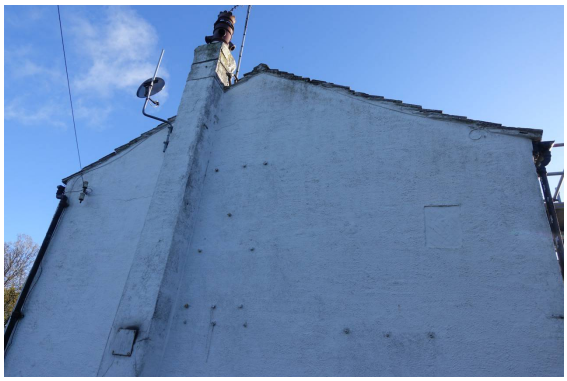


A central grid reference for the site is SD6752934142

Site Description

The property consists of a detached two storey stone built house with a double pitched slate roof. The two storey flat roofed extension is present to the rear facade and a single storey lean to extension is present on the south eastern gable end. Single storey porches are present on the frontage and rear facade. External walls are well pointed, and rendered, with no obvious cavities, cracks, gaps or crevices present. Gaps behind fascia boarding were noted. Roof slates are generally close fitting with some lifted, slates present around the chimney stack. Some roof slumping was evident. Ridge tiles are generally pointed and well sealed. Slates are unlined with torch pointing present, some water ingress was noted in the loft spaces which are heavily cobwebbed and dusty.

The building can be considered to offer low bat potential.



Pre Existing data on local bat species

A search of the MAGIC (www.magic.gov.uk) website revealed two Natural England bat EPS mitigation licence applications within a 1km radius.

2020-50449-EPS-MIT SD67423420 Destruction of a Natterer's bat resting place.

2018-37510-EPS-MIT SD67413380 Destruction of a Common Pipistrelle breeding site.

Surveys in the immediate surroundings of the property have observed Common Pipistrelle commuting from the general direction of the property.

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, often also associated with lowland woodland, but 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 typically woodland species which has been recorded foraging over in bye meadows and rough grassland sites. Often roosting in barns.

Surrounding Habitat

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

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

Field Survey Methodology

Visual inspection

An inspection was carried out 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:

Olight Seeker 4 Pro 2500 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

Personnel

All surveys were conducted by Dave Anderson MSc, Natural England Science, Education and Conservation bat licence holder (2015-15784-CLS-CLS) a bat surveyor and ecologist with over 20 years experience. Sarah Dunham, an experienced bat surveyor.

Survey Summary

Survey	Date	Timings
Visual	25.11.2025	1 Hour
Emergence Survey	06.05.2026	2 Hours

Survey constraints

Access to all areas 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 location 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.

Survey Results

Visual Inspection – Nesting birds

No evidence to suggest use by nesting birds was recorded.

Visual Inspection - Bats

The building was observed to have no obvious suitable roost features present.

No evidence to suggest presence of roosting bats (in the form of scattered droppings, urine splashing, feeding remains or grease marking) to suggest use by bats was recorded despite suitable undisturbed horizontal surfaces being present, and at a time of year when such evidence would reasonably be expected.

Emergence Survey 6th May 2026

Start temp: 10c Finish Temp: 9.0c 100% Clear Sky. No Wind. No Precipitation.
Start: 20.35 Sunset: 20.50 Finish: 22.00

Surveyors were positioned around the building with Anabat Walkabout, Anabat Swift and Anabat Chorus full spectrum bat detectors.

A Guide TK613 thermal camera, together with two Canon XA50 HD video cameras with infrared spot and flood lights were positioned to allow full coverage of all facades.

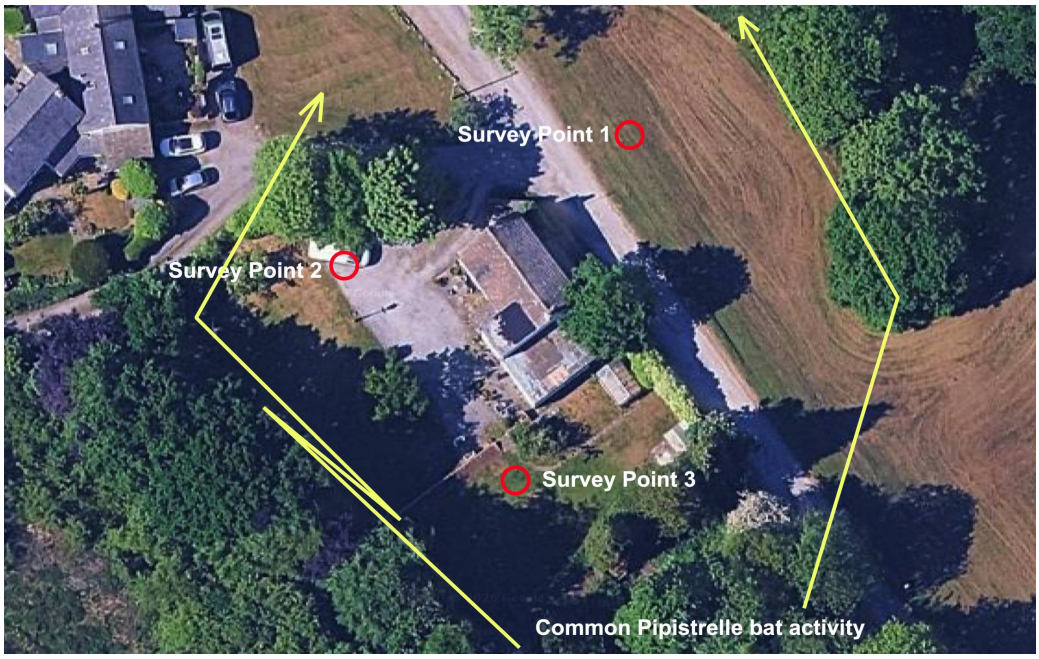
Recorded bat activity was analysed post survey using Sonobat 30 software comparing calls to the North of England bat call classifiers. Video footage was reviewed post survey in realtime,on a 39” 4k monitor.

From 21.18 a low level of Common Pipistrelle bat activity was observed with individual bats recorded foraging along the woodland edge of the rear garden, and along the treeline associated with the lane to the front.

No bats were observed to emerge from the building.

Bat activity observed was in line with observations made during previous bat surveys in the area.

Survey summary



Thermal camera coverage at end of survey

Evaluation of the results

No evidence of use by bats was recorded during the survey.

When location, condition of the building, and surrounding habitat were taken into consideration the buildings were assessed as offering low bat roosting potential.

The property is located close to two previous Natural England EPS Mitigation licence locations and previous surveys have noted bat commuting from the general direction of the property.

An emergence survey was carried out on 6th May 2025, no bats were observed to emerge from the building and only a low level of Common Pipistrelle foraging activity was recorded along the woodland edge of the garden and along the front lane.

Bat activity observed was in line with previous surveys in the area.

Proposed Biodiversity Net Gain

The installation of one Greenwoods Ecohabitats Two Chamber Bat Box (https://www.greenwoodsecohabitats.co.uk) or Kent Bat Box within the site would provide roosting potential for the local bat population.

Precautionary 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.

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.

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 will take place following an evening temperature of +5c

Work to affected roof areas will take place with the batworker 'on call'.

Removal of roof slates will be carried out by hand and under supervision where necessary.

A compensatory bat box (Two Greenwood Eco Habitats two crevice box) will be placed on site prior to work commencing and will be used in an emergency to house any bats found during works.

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.

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.

E Bibliography

Barn Owls and Rural Planning Applications	Barn Owl Trust 2009
Barn Owl Survey Methodology and Techniques for use in Ecological Assessments	Shawyer, C. August 2011
Bat Mitigation Guidelines	Natural England 2006
Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)	Bat Conservation Trust 2023
Bat Workers Manual 3rd Edition	JNCC 2004
UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1.	CIEEM, Ampfield.

Bats and the Law

Wildlife and Countryside Act 1981, principally those relating to powers and penalties, have been amended by the Countryside and Rights of Way Act 2000 (CRoW Act). The CRoW Act only applies to England and Wales.

Section 9(1)
It is an offence for any person to intentionally kill, injure or take any wild bat.

Section 9(4)(a)
It is an offence to intentionally or recklessly* damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection.
(*Added by the CRoW Act in England and Wales only)
This is taken to mean all bat roosts whether bats are present or not.

Section 9(4)(b)
It is an offence to intentionally or recklessly* disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection.
(*Added by the CRoW Act in England and Wales only)

The Conservation (Natural Habitats, &c.) Regulations 1994

Section 39(1)
It is an offence
(a) deliberately to capture or kill any bat
(b) deliberately to disturb any bat
(d) to damage or destroy a breeding site or resting place of any bat.
The difference between this legislation and the Wildlife and Countryside Act 1981 is the use of the word 'deliberately' rather than 'intentionally'. Also disturbance of bats can be anywhere, not just at a roost. Damage or destruction of a bat roost does not require the offence to be intentional or deliberate.

Countryside and Rights of Way (CRoW) Act (2000)

Part III Nature conservation and wildlife protection

74 Conservation of biological diversity

(1) It is the duty ofó (a) any Minister of the Crown (within the meaning of the Ministers of the [1975 c. 26.] Crown Act 1975), (b) any Government department, and (c) the National Assembly for Wales, in carrying out his or its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biological diversity in accordance with the Convention.

SCHEDULE 12 AMENDMENTS RELATING TO PART I OF WILDLIFE AND COUNTRYSIDE ACT 1981

1. In section 1(5) of the 1981 Act (offence of intentional disturbance of wild birds) after "intentionally" there is inserted "or recklessly".

The Natural Environment and Rural Communities Act (2006)

PART 3, (40): Duty to conserve biodiversity

(1) Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

(3) Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.