

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

## Reasonable Avoidance and Mitigation Measures

Hunters Gate,  
West Bradford Road,  
Waddington,  
BB7 3JE

11.06.2026



Report prepared by:  
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## Executive summary

In April 2026 Batworker consultancy was commissioned to undertake a survey of Hunters Gate, West Bradford Road, Waddington, BB7 3JE assess the potential for use by bats and breeding birds.

A daytime survey was carried out on 14<sup>th</sup> April 2026 to support residential development plans to extend the property.

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

An emergence survey was carried out on 10<sup>th</sup> June 2026 and recorded no bats emerging from the building.

A low level of Common and Soprano Pipistrelle bat activity was recorded with individual bats observed commuting along hedgerows and foraging within the garden, at times suggestive of a bats emerging from a nearby roosts.

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 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'.

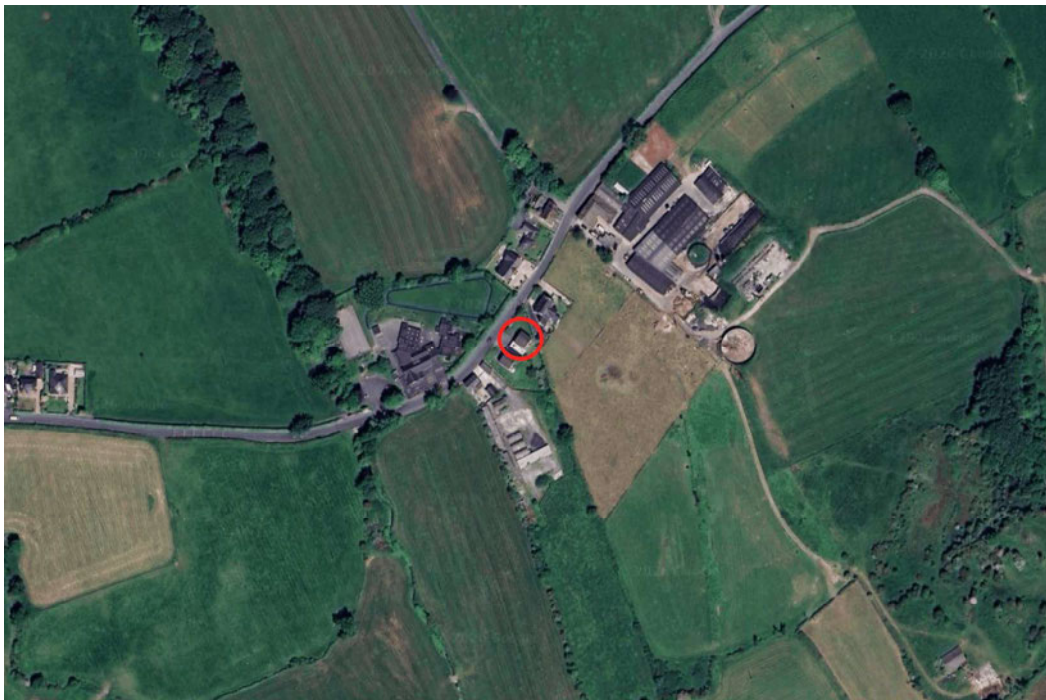
This method statement is designed to minimise or remove any potential disturbance to bats. By following the Reasonable Avoidance Measures and mitigation included in this document the work can take place, ensuring the Continued Ecological Functionality of the site.

## Site Location

Hunters Gate, West Bradford Road, Waddington, BB7 3JE  
NGR: SD7355944082



## 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, and semi natural deciduous woodland.

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

## Survey summary and site assessment

Pre-existing information on the bat species present at this site.

A search of the MAGIC website revealed one EPS licence application within a 1km radius.

2016-26538-EPS-BDX      SD72684391      Destruction of a Common and Soprano Pipistrelle breeding site.

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	14.04.2026	1 Hour
Emergence Survey	10.06.2026	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.

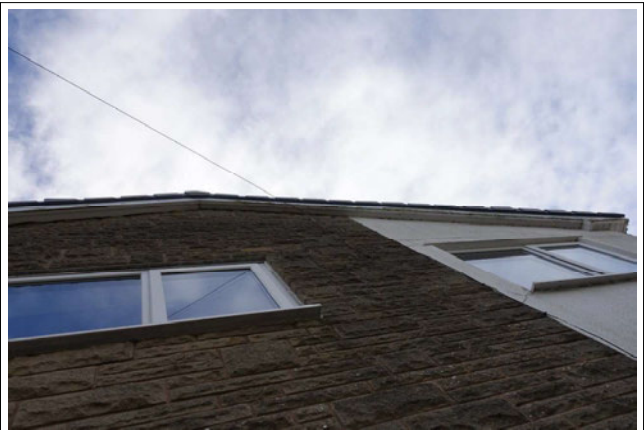
## Preliminary Bat Roost Assessment

The property consists of a detached two storey stone built house with a double pitched tile roof. A single storey garage is present on the southern facade. The building has recently been semi detached with the adjoining building having been demolished.

External walls are well pointed, and partially rendered with no obvious cracks, gaps or crevices present. Some gaps at eaves height were noted behind fascia boarding and soffits on the frontage.

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

The building was assessed as offering low bat roost potential.



## Nesting Bird Survey.

No nesting birds were observed during the survey.

## Emergence Survey 10<sup>th</sup> June 2026

Start Temp: 11.5c Finish Temp: 11.0c  
10% Cloud Cover. Wind: Bft 0 Precipitation 0  
Start: 21.25 Sunset: 21.40 Finish: 23.10

Surveyors equipped with Anabat Walkabout and Anabat Scout 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 spot and flood lighting and Pulsar Axion2 XG35 and Guide TK612 Thermal Cameras.

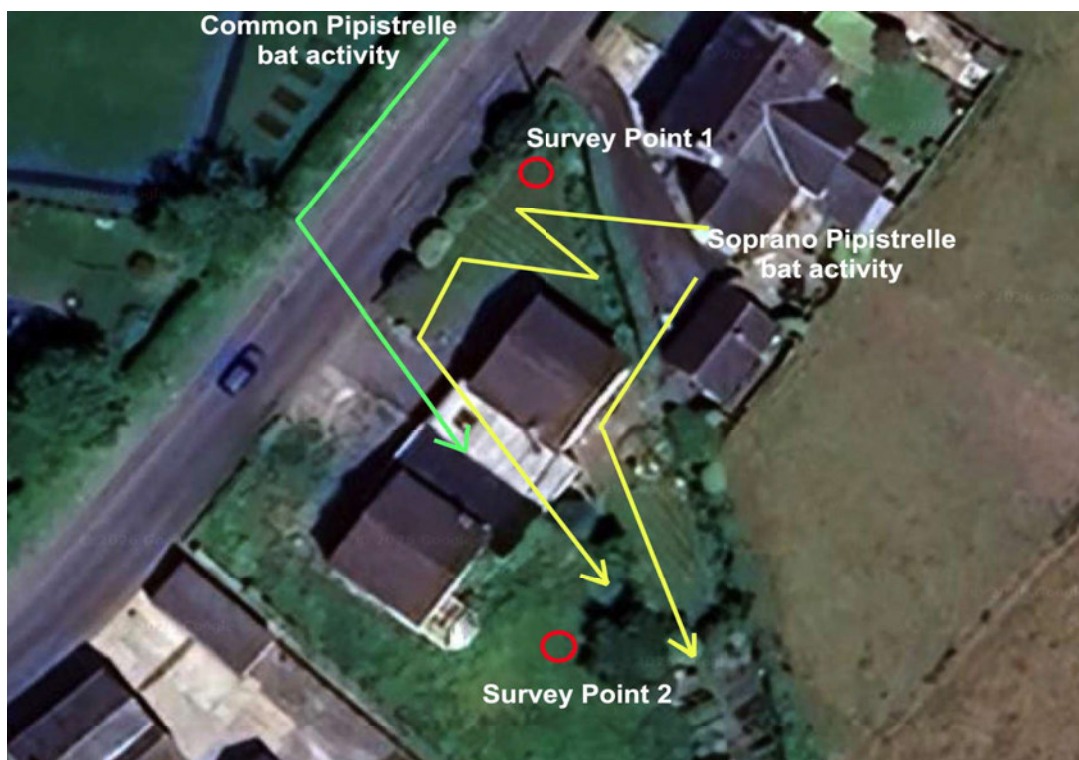
Recorded bat calls were analysed post survey using Sonobat 30 analysis software. Video was reviewed in realtime post survey on a 38" 4K monitor.

From 22.04 a low level of bat activity was recorded with single Soprano Pipistrelle bats observed to arrive on site from the north and forage within the garden until survey end.

Common Pipistrelle bats arrived on site from hedgerow to the north and foraged around building to between 22.27 and 22.47.

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*

### **Interpretation of results**

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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.

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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/tiles should be removed by hand and under supervision where necessary.

The underside of removed slates/tiles 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.