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

Reasonable Avoidance and Mitigation Measures

Hollin Hall Farm,
Whalley Old Road,
Billington,
BB7 9JF

31.08.2026



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

Executive summary

In August 2026 Batworker consultancy was commissioned to undertake a survey of Hollin Hall Farm, Whalley Old Road, Billington, BB7 9JF to assess the potential for use by bats and breeding birds.

A daytime survey was carried out on 20th August 2026 to support residential development plans.

Previous surveys in 2023 had identified use of the lean-to outbuilding by a day roost of Brown Long Eared bats.

Evidence in the form of scattered droppings and feeding remains, consistent with the previously recorded day roost of Brown Long eared bats was observed, confirming continuing use of the building by roosting bats.

Given the observations of previous emergence surveys and current evidence of continuing presence of roosting bats it is considered that survey effort is appropriate to characterise the roost potential of the buildings and that the presence of a significant conservation value bat roost on site 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 recommended that a Natural England EPS Mitigation licence is applied for to cover proposed works, and that works are carried out with reasonable avoidance measures to remove any potential for disturbance of roosting bats and to allow compensatory roost features to replace those previously used by roosting bats.

A minimum of two emergence surveys, carried out between May and August inclusive, will be necessary to support an EPS mitigation licence and these should utilise night vision aids given the presence of a late emerging species.

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
Hollin Hall Farm, Whalley Old Road, Billington, BB7 9JF
NGR: SD7186634622



Surrounding Habitat



The property is located in a rural location with surrounding habitat dominated by improved and semi improved grassland, with hedgerow and scattered tree cover present on field boundaries, semi natural deciduous woodland is present in the wider landscape.

Connectivity is good. Bat foraging potential was assessed moderate to high.

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.
A previous survey (*Bat Survey Report and Method Statement European Protected Species (Bats) Reasonable Avoidance and Mitigation Measures Hollin Hall Farm, Whalley Old Road, BB7 9JF Batworker Consultancy 31.08.2023*) recorded a Brown Long Eared bat day roost within the northernmost lean-to.

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**
Visual survey	20.08.2026	1 Hour

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 during preliminary and activity surveys.

Site Description.

The property consists of a detached traditional stone built two storey house with a double pitched slate roof. The building has two lean to outbuildings adjoining the northern gable end. Walls are generally pointed and painted with no cracks gaps or crevices present. Roof slates are predominately close fitting.

The lean to's are constructed from single skin concrete block with single pitch corrugated metal roofs. Gaps are present at wall top level and the main lean to is open to the west. The lower northern lean to was observed to have deep crevices present on the northeastern internal corner.

The building was assessed as offering moderate bat roost potential













Nesting Bird Survey

Daytime surveys were carried out looking for evidence of nesting birds, with a focus on Barn Owl and Swallow.

No evidence to suggest use of the buildings by nesting birds was recorded.

Daytime Visual Survey 14th April 2026

A visual inspection of the building was carried out looking for physical evidence (in the form of scattered droppings, urine splashing, feeding remains, or grease marking) to suggest use by bats.

The inspection was carried out to search for and identify potential feeding perches, roosting opportunities and signs of bat use both internally and externally.

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

Timing of the surveys was at a time of year when such evidence could be expected on suitable undisturbed horizontal surfaces.

Scattered droppings and feeding remains, in the from of discarded Orange Underwing moth wings, were observed in the north eastern corner of the northernmost single storey lean to. Deep crevices were observed in the concrete blocks in this corner.

Number of droppings were consistent with a small non breeding roost of Brown Long Eared bats.



Feeding remains on wall



Brown Long Eared bat droppings below crevices in wall.

Interpretation of results

A daytime survey was carried out on 20th August 2026 to support residential development plans.

Previous surveys in 2023 had identified use of the lean-to outbuilding by a day roost of Brown Long Eared bats.

Evidence in the form of scattered droppings and feeding remains, consistent with the previously recorded day roost of Brown Long eared bats was observed, confirming continuing use of the building by roosting bats.

Given the observations of previous emergence surveys and current evidence of continuing presence of roosting bats it is considered that survey effort is appropriate to characterise the roost potential of the buildings and that the presence of a significant conservation value bat roost on site 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 recommended that a Natural England EPS Mitigation licence is applied for to cover proposed works, and that works are carried out with reasonable avoidance measures to remove any potential for disturbance of roosting bats and to allow compensatory roost features to replace those previously used by roosting bats.

Emergence surveys, carried out between May and August inclusive, will be necessary to support an EPS mitigation licence and these should utilise night vision aids given the presence of a late emerging species.

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: 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.

Work to the lower lean to cannot take place until a Natural England EPS Mitigation licence is in place to cover proposed 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.

Timing of works – Work should take place between October and May, 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/facia boards 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.

Three compensatory bat boxes (Greenwood Eco Habitats cavity boxes) will be placed on site prior to work commencing.

Bat boxes will remain on site as part of proposed biodiversity enhancement and mitigation.

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.

Night time working/Lighting:

Night time working and artificial lighting should be avoided where possible to prevent disturbance to crepuscular/nocturnal species. The site boundaries are highly likely to be used by light intolerant species such as Myotis sp bats for foraging and commuting.

Where unavoidable the use of artificial lighting is to be limited to the essential minimum, and any lighting to be used should avoid upward pointing lights, with the spread of light being directed away from the boundary walls in order to maintain a dark corridor.

Lighting with a low UV component should be used to reduce invertebrate attraction, and directional lighting/shielding of lights is to be used throughout to avoid excessive light spill.

Post development lighting strategy

The boundaries of the site should be maintained as dark corridors. Lighting should be directional along the site boundaries to ensure no light spill.