BAT SURVEY REPORT

SEPTEMBER 2026

Standen Phase 5 and 6
Littlemoor Road,
Clitheroe,
BB7 1HF

URBAN GREEN

QUALITY MANAGEMENT

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CONTENTS

1 Executive Summary 1

2 Introduction 5

2.1 Scope 5

2.2 Site Context 5

2.3 Ecology Background 5

2.4 Purpose of this Report 6

2.5 Surveyors 6

3 Methods 7

3.1 Desk Study 7

3.2 Dusk Emergence Survey 7

3.3 NVA Footage Review 8

3.4 Survey & Reporting Constraints 9

3.5 Lifespan of Reports 9

4 Results & Roost Evaluation 10

4.1 Desk Study 10

4.2 Dusk Emergence Survey Results 11

5 Assessment & Recommendations 12

5.1 Impact Assessment 12

5.2 Recommendations 12

6 References 13

FIGURES & TABLES

Figure 1. Site Context 2
Figure 2. Bat Survey Positions Map 3
Figure 3. Site Photographs 4

Table 1. Desk Study Sources of Information 7
Table 2. Emergence/Re-entry Survey Details 8
Table 3. Granted EPSLs within 5km 10

1 Executive Summary

1.1.1.1 Taylor Wimpey are proposing to develop land at Littlemoor Road in Clitheroe (hereafter referred to as 'the site'). The proposals include the development of a residential estate in two phases, with associated hard and soft landscaping and areas of public open space (POS).

1.1.1.2 Urban Green have been appointed to complete Bat Surveys for building B1 and detail the results in a technical report.

1.1.1.3 Roosting bats have been assessed as likely absent from building B1 following the dusk emergence surveys conducted on site in 2026, which did not record any emergences or re-entry of bats out of or into the building.

1.1.1.4 To that end the proposed demolition of B1 does not require a bat licence to be in place an no further mitigation measures are required. Tit is recommended that the demolition works proceed in a timely manner.



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Legend:

Red Line Boundary

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Kilometers

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Client: Taylor Wimpey	Issue: 01		
Project: Standen Phase 5&6	Scale @ A4 1:10,000		
Title: Site Context	Approved by: AH	Checked by: HM	
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Vantage Points

Building

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Taylor Wimpey

Standen Phases 5 and 6

Bat Survey Positions Map

01	Figure: 02	
JH	Checked: BIG	Approved: JH
G1451	Scale @ A3: 1:1062	Date: 21/09/2026
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Figure 3. Photographs of the Site



Photograph 1: NVA view from VP1



Photograph 2: NVA view from VP2



Photograph 3: NVA view from VP3



Photograph 4: NVA view from VP4

2 Introduction

2.1 Scope

2.1.1.1 Urban Green has been instructed by Taylor Wimpey to undertake further Nocturnal Bat Surveys due to the significant passing of time since the last bat survey undertaken at the site by Urban Green in 2026 at Littlemoor Road, Clitheroe and produce our findings in a report.

2.1.1.2 The proposals include the development of a residential estate in two phases, with associated hard and soft landscaping and areas of public open space (POS). The development proposals will hereafter collectively be referred to as 'the development'.

2.2 Site Context

2.2.1.1 The site is located at National Grid Reference SD 74382 40702 and comprises a total area of 17.2ha (see Figure 1).

2.2.1.2 The site is located on the rural-urban fringe of Clitheroe town, which is present approximately 1km north of the site. An un-named tributary of Pendleton Brook (a tributary of Mearley Brook which flows into the River Ribble) is present on site running north to south-west through the centre of the site.

2.2.1.3 Pendleton Brook borders the south of the site running from east to west. The River Ribble is located approximately 1.5km west of the site, with Mearley Brook present approximately 350m west of the site. Residential properties are located to the north, north-west and west of the site with arable grassland present on all other aspects. Areas of woodland are present within the wider area to the south of the site. The A59 is present approximately 600m east of the site.

2.3 Ecology Background

2.3.1.1 A Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) were conducted at the site by Urban Green in February 2022 (Urban Green, 2022), where building B1 was assessed as providing high bat roost potential.

2.3.1.2 Following the recommendations of the PEA/PRA, further nocturnal bat surveys were conducted on site in 2023. Nocturnal emergence, re-entry bat surveys, were conducted to confirm the presence or likely absence of roosting bats.

2.3.1.3 Following these surveys, B1 was assessed as not supporting a bat roost; however, the wider site was assessed as being value for commuting and foraging bats. The southern boundary in particular was assessed as being an important foraging and commuting resource due to the associated woodland and tree-lined watercourse.

2.3.1.4 In accordance with BTC guidance, the details of the previous bat survey report were valid until May 2025.

2.3.1.5 In April of 2026 Urban Green was commissioned to conduct an update PEA/PRA of the site due to the lapse intime since previous survey effort. The update assessment confirmed that B1 still held high potential to support roosting bats, and it was recommended that repeat survey work was undertaken to ensure the ecological baseline remains current and to maintain compliance with relevant wildlife legislation.

2.4 Purpose of this Report

2.4.1.1 This report has been produced to demonstrate the results of nocturnal bat surveys which were completed at the site. The surveys were conducted to confirm likely absence or presence of roosting bats.

2.4.1.2 Appropriate mitigation and suitable roost replacement (compensation) are detailed (if required). The report has been produced in support of the proposed planning application.

2.4.1.3 Relevant UK legislation of the protection of all UK bats are detailed in Appendix 1.

2.5 Surveyors

2.5.1.1 The nocturnal bat surveys were led by Jake Healy (Senior Ecologist, MSc + MCIEEM) and assisted by Assistant Ecologists; Olivia Jones and Sonny Williams, and Seasonal Ecologists; Jennie Furby and Valerie Kane.

3 Methods

3.1 Desk Study

3.1.1.1 Sources of information used in the desk study are presented in Table 1.

Table 1. Desk Study Sources of Information

Source	Date Consulted	Information Sought
Online aerial imagery	03/09/2026	Review of satellite imagery.
MAGIC website (www.magic.gov.uk)	03/09/2026	Locations of granted EPSL within 5km of the site.

3.2 Dusk Emergence Survey

3.2.1.1 Three dusk emergence survey visits were conducted at the site in compliance with BCT guidelines (Collins, 2023). See Figure 2 for approximate surveyor positions. The following survey dates were selected:

- Visit 1 – 2nd July 2026
- Visit 2 – 28th July 2026
- Visit 3 – 18th August 2026

3.2.1.2 The surveys were conducted using Echo Meter Touch 2 bat detectors, which recorded bat activity in full spectrum.

3.2.1.3 To enhance detection coverage and provide a reliable record for post-survey analysis, four Night Vision Aids (NVAs), comprising Guide Tk612 thermal monocular's were deployed during each dusk emergence survey. NVAs were positioned to capture clear footage of all identified Potential Roost Features (PRFs), including crevices, lifted tiles, and other structural voids with bat roosting potential. NVAs were typically tripod-mounted and oriented to minimise obstruction and were left recording continuously from the start to the end of the survey period. Each NVA was paired with an Echo Meter Touch 2 bat detector.

3.2.1.4 NVAs were used at every vantage point, whilst surveyors were present at vantage points VP1 and VP3. See Figure 2 for approximate locations of IR cameras and surveyors.

3.2.1.5 Surveyors were positioned around the structure/s to observe the Potential Roosting Features (PRFs) identified during the PRA.

3.2.1.6 Weather conditions of the surveys can be found in Table 2.

Table 2. Emergence/Re-entry Survey Details

Survey Visit Number	Date of Survey	Weather Conditions
1	2nd July 2026	Starting temperature: 14°C Cloud cover: 20% Wind: 2 Beaufort scale Precipitation: Nil
2	28th July 2026	Starting temperature: 21°C Cloud cover: 15% Wind: 1 Beaufort scale Precipitation: Nil
3	18th August 2026	Starting temperature: 16°C Cloud cover: 85% Wind: 2 Beaufort scale Precipitation: From 21:50 onwards

3.3 NVA Footage Review

3.3.1.1 Following the field survey, all NVA footage was reviewed in full by the survey team at the office. This review process involved careful re-watching of each camera's footage to detect:

- Confirmed emergences of bats from PRFs
- Potential re-entries by bats during the survey period
- Any ambiguous activity that may require further verification or follow-up surveys

3.3.1.2 NVA footage review was assisted by NightARC, which uses motion detection software to highlight motion events on each camera during the survey. Once the motion detection had been run for each camera an ecologist reviewed each event to confirm the source of the movement (i.e. emerging bat or commuting bird etc). Where confidence in the motion detection was low (for example due to constant movement of vegetation within the frame), video files were reviewed in full.

3.3.1.3 Observations were logged with timestamps and annotated alongside corresponding detector data, where available, to aid in the interpretation of bat behaviour. Video review allowed for a more robust and accurate record of bat activity, particularly in cases where multiple bats emerged simultaneously or where field observations were limited due to obstructions or lighting conditions.

3.3.1.4 The combination of live field observations and post-survey video analysis ensured comprehensive coverage of all PRFs and improved confidence in the assessment of roost presence or likely absence.

3.4 Survey & Reporting Constraints

3.4.1.1 The recommendations detailed in this report are based upon the redline site boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.

3.4.1.2 Myotis Alcathoe (*Myotis alcathoe*), brandt's (*Myotis brandtii*), Daubenton's bat (*Myotis daubentonii*) and whiskered (*Myotis mystacinus*) bat are often difficult to distinguish between by handheld detectors and sound analysis. As such, the species have been recorded as *Myotis sp*. throughout the report.

3.4.1.3 The south-western corner of B1 was heavily obscured by vegetation including hawthorn shrubbery and ivy cover. This is not considered to be a significant constraint due to the use of thermal technology which would be able to detect movement of bats, should they be present.

3.5 Lifespan of Reports

3.5.1.1 In accordance with the BCT guidance (Collins, 2023), the details of this report will remain valid for a period of 18 months from the date of the latest survey (i.e. until February 2028). After this date, this assessment should be reviewed to determine whether any update surveys are required.

4 Results & Roost Evaluation

4.1 Desk Study

4.1.1.1 In addition to the desk study information collected as part of the PEA, summarised in Section 1, the desk study is expanded (Table 3, below) to consider European Protected Species Licences (EPSL) granted within 5km of the site boundary.

Table 3. Granted EPSLs within 5km

Case Reference Number	Species	Licence Start Date	Licence End Date	Impact on Breeding Site	Damage of Breeding Site	Damage of Resting Place	Destruction of Breeding Site	Destruction of Resting Place
2016-26538-EPS-BDX	C-PIP, S-PIP	20/10/2016	31/10/2016	Y	Y	Y	Y	Y
2020-44527-EPS-MIT	C-PIP, S-PIP, WHISK	03/02/2020	02/02/2025	N	N	Y	N	Y
2018-33818-EPS-MIT	C-PIP, S-PIP	23/03/2018	20/03/2028	Y	N	N	Y	Y
2014-6395-EPS-MIT	C-PIP	09/03/2015	30/04/2020	N	N	N	N	Y
2014-6395-EPS-MIT-1	C-PIP	10/03/2015	30/04/2020	N	N	N	N	Y
2020-49793-EPS-MIT	S-PIP	02/12/2020	31/01/2026	Y	Y	Y	N	Y
2018-34104-EPS-MIT	C-PIP, S-PIP	23/04/2018	19/04/2023	Y	Y	Y	N	Y
2019-42670-EPS-MIT	S-PIP	15/09/2019	31/10/2029	Y	Y	N	N	N
2018-37009-EPS-MIT	BLE, C-PIP	22/10/2018	14/10/2028	Y	Y	Y	N	N
EPSM2011-3043	C-PIP	12/05/2011	01/04/2013	N	-	-	N	Y
2017-31537-EPS-MIT	C-PIP	16/10/2017	01/05/2022	N	N	N	N	Y
2018-37642-EPS-MIT	C-PIP, S-PIP	14/11/2018	31/03/2019	N	N	N	N	Y

4.2 Dusk Emergence Survey Results

4.2.1 Dusk emergence 2nd July 2026

4.2.1.1 Bat activity was consistent throughout the survey. The first pass recorded was a noctule commuting at 22:01, 18 minutes after sunset. The bat was heard but not seen.

4.2.1.2 Following this, all surveyors recorded semi-regular activity throughout the survey. All the activity was attributed to common pipistrelle apart from the first recording. The majority of this activity was identified as a small number of common pipistrelles commuting and foraging in the adjacent hedgerow and scrub habitats.

4.2.1.3 None of the surveyors recorded an emergence or re-entry within or associated with B1.

4.2.1.4 A barn owl was observed flying over the adjacent field at 23:04.

4.2.2 Dusk emergence 28th July 2026

4.2.2.1 Higher levels of activity were recorded during this survey compared to the previous one, with surveyors recording regular activity surrounding the building and adjacent habitat.

4.2.2.2 The first pass was recorded was recorded at 21:27, 13 minutes after sunset. The bat was seen but not heard and was observed flying south-west over the building.

4.2.2.3 Common pipistrelle were again the most dominant species, although there were occasional records of soprano pipistrelle, noctule, and brown long eared. Again, the majority of the activity was associated with bats foraging and commuting around the exterior of the building and in the adjacent habitats.

4.2.2.4 None of the surveyors recorded an emergence or re-entry within or associated with B1.

4.2.2.5 A barn owl was again seen during this survey and was observed flying over the building from the north-east and then perching in a large tree offsite.

4.2.3 Dusk emergence 18th August 2026

4.2.3.1 Activity levels were lower compared with the previous survey. The first pass was recorded was a common pipistrelle commuting and foraging at 22:01, 8 minutes after sunset.

4.2.3.2 Following this, all surveyors recorded regular activity throughout the survey. The activity was mainly attributed to common pipistrelle, with occasional soprano pipistrelle and brown long eared recorded. All activity was associate with foraging and commuting in the habitats associated with B1.

4.2.3.3 No activity that suggests that roosts are present within B1 were recorded.

4.2.3.4 Barn owls were again recorded as being active around the building.

5 Assessment & Recommendations

5.1 Impact Assessment

5.1.1.1 Roosting bats have been assessed as likely absent from building B1 following the dusk emergence surveys conducted on site in 2026, which did not record any emergences or re-entry of bats out of or into the building.

5.1.1.2 As the building is not deemed to support a bat roost the proposed demolition of the structure will not result in the contravention of the Habitat and Species Regulations (2017) and/or the Wildlife and Countryside Act (1981) which make it an offence to kill/injure individual bats as well as destroy/disturb their roosts.

5.1.1.3 To that end appropriate recommendations and mitigation measures are detailed below.

5.2 Recommendations

5.2.1 Timing of Demolition

5.2.1.1 It is recommended that building B1 be demolished in a timely manner, where possible this should be undertaken in the core winter months (November – February), when bats are utilising their hibernation roosts, which B1 does not have suitability to support.

5.2.2 Roost Provision

5.2.2.1 Whilst building B1 is assessed as not supporting roosting bats, the development has the potential to provide additional roosting opportunities within the site extent, through the provision of artificial roosting features which can be installed within newly created residential properties as well as affixed to retained trees.

5.2.2.2 Detailed recommendations were made in Section 7.4.5 of the Combined 2023 Protected Species Report (Urban Green, 2024). These recommendations are still considered valid and should be implemented as detailed.

5.2.2.3 Additionally, it is recommended that the proposed development consider the use of the Round Bat Ridge Bat Roost created by Manthorpe (2026), which can be installed as a ridge end cap, where suitable.

5.2.3 Lighting Mitigation

5.2.3.1 Recommendations related to artificial lighting have been provided in Section 7.4.3 of the Combined 2023 Protected Species Report (Urban Green, 2024).

5.2.3.2 These recommendations are still considered valid and should be implemented as detailed.

6 References

Bat Conservation Trust (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (Fourth Edition). The Bat Conservation Trust, London.

CIEEM (2019). Advice Note on the Lifespan of Ecological Reports and Surveys. CIEEM.

Manthorpe (2026). Round Bat Ridge Roost. Available at: https://www.manthorpebp.co.uk/products/biodiversity/bat-roosts/round-bat-ridge-roost/

Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1. Chartered Institute of Ecology and Environmental Management, Ampfield.

Urban Green (2022) Preliminary Ecological Appraisal. UG_1451_ECO_PEA_01.

Urban Green (2024). Combined 2023 Protected Species Report. UG_1451_ECO_PSR_01.

Urban Green (2026). Preliminary Ecological Appraisal. UG_1451_ECO_PEA_02.

Appendix 1 – Relevant Legislation

Legislation relating to European Protected Species (e.g. bats)

European Protected Species and their resting places (e.g. bat roosts) are protected under the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way (CRoW) Act 2000, and the Conservation of Habitats and Species Regulations 2017.

The Conservation of Habitats and Species Regulations 2017 transpose the European Union's 'Habitats Directive' (Council Directive 92/43/EEC) on the Conservation of Natural Habitats and of Wild Fauna and Flora (EC Habitats Directive) into UK law. The Regulations provide for the designation and protection of 'European Sites', the protection of 'European Protected Species' (EPS), and the adaptation of planning and other controls for the protection of European Sites. EPS are listed on Schedule 2 of the Conservation of Habitats and Species Regulations 2017.