Project Ecology



108 Higher Road, Longridge

Preliminary Roost Assessment

Date: 11/11/2026

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1. Version History

Document Title	108 Higher Road, Longridge
Prepared For	PWL Architecture Ltd
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Prepared By	Ben Crossthwaite
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2. Executive Summary

2.1.1. A Preliminary Roost Assessment (PRA) was undertaken on 28th October 2026 at 108 Higher Road, Longridge, to assess the suitability of the residential dwelling for roosting bats.

2.1.2. The dwelling was generally in good condition, with intact, closely fitted roof coverings, sound external render and no identifiable potential roost features or access points during the external inspection. No bats or evidence of bat occupation were recorded during the internal roof-void inspection.

2.1.3. The dwelling and adjoining side extension were assessed as having negligible bat roost suitability. The proposed renovation, including demolition of the side extension and works affecting roof areas, is considered unlikely to affect roosting bats.

2.1.4. No further bat activity surveys or species-specific mitigation are recommended at this time. Precautionary working measures should be adopted if bats are unexpectedly encountered during the works.

3. Introduction

3.1. Site location

3.1.1. The site is located at 108 Higher Road, Longridge (OS grid reference: SD 61166 37760).



Figure 1 - Site location courtesy of OpenStreetMap

3.2. Background

3.2.1. The proposals comprise renovation of the existing residential dwelling, including demolition of the adjoining side extension. Works to existing roof areas and associated roofing materials are anticipated.

3.3. Scope of work

3.3.1. PWL Architecture Ltd commissioned Project Ecology to undertake a Preliminary Roost Assessment of the dwelling and adjoining side extension to be affected by the proposals.

3.4. Aims and Objectives

3.4.1. The aims of the survey were to:

- Complete an assessment to ascertain if potential or evidence of use exists for bat species;
- Determine if there are requirements for further and/or more detailed surveys.

3.5. Site Visit

3.5.1. The survey was undertaken on 28th October 2026 by Ben Crossthwaite *MCIEEM*. Ben has 10 years' professional experience of undertaking similar surveys across the UK and holds a level 2 class survey licence (Reference 2026-90510-CL18-BAT).

4. Survey Methodology

4.1. Bat Survey

4.1.1. A survey of the building was undertaken in accordance with the standard methods described in the "Bat Worker's Manual" (JNCC, 2004) and "Bat Surveys for Professional Ecologists: Good Practice Guidelines" (BCT, 2023). The survey comprised the following elements:

- An external inspection of the building, using binoculars and a drone where appropriate, to identify evidence of bats and potential access or roost features associated with roof coverings, eaves, verges, chimney flashing and external elevations.
- An internal inspection of the accessible roof void to search for bats and field signs, including droppings, feeding remains, staining and other evidence of occupation. The surrounding habitats were also considered in assessing the suitability of the site for bats.

4.1.2. Interpretation of survey findings and assessment of roosting potential was undertaken using professional judgement and criteria described in published guidance[1].

4.2. Survey Limitations and Constraints

4.2.1. The building was fully accessible and there were no constraints to the internal or external survey.

Drone imagery supported the inspection of elevated roof features.

[1] *Mitchell-Jones, A. J. (2004) Bat Mitigation Guidelines. English Nature, Peterborough.*

5. Results

5.1. Site Survey

5.1.1. The nearest record of a granted European Protected Species Licence for bats is located 2.4km east of the site. The record is of a Common Pipistrelle and Brown Long-eared 'resting site' dated 2011-2013 (EPSM2011-3791).

5.1.2. The surrounding area comprises residential development and domestic gardens, with mature trees and areas of woodland in the wider landscape. These features may provide foraging and commuting habitat for bats.

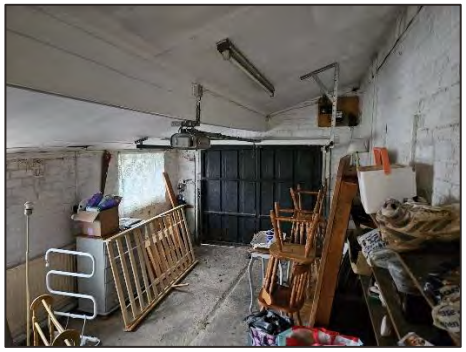
5.1.3. The dwelling and adjoining side extension assessed during the survey are shown in Figure 2.

5.1.4. The results of the Preliminary Roost Assessment are presented in Table 1 below.



Figure 2. Aerial overview of the dwelling and adjoining side extension.

Table 1. PRA Results			
Building Reference	Description	Photographs	Bat Roost Potential Suitability
Dwelling	The dwelling comprises a detached, single-storey rendered bungalow with a pitched tiled roof and an adjoining, smaller pitched-roof side extension proposed for demolition. The principal roof is finished with closely fitted dark interlocking concrete tiles, a tiled ridge, masonry chimney and lead flashing. The extension roof is similarly tiled. The roof coverings, ridge and verge details were generally in good condition, with limited superficial weathering evident around some roof-edge finishes and chimney flashing. No displaced tiles, significant openings or identifiable potential roost features were recorded. External rendered walls, window surrounds and roofline details were intact and well sealed.	   	Negligible

	No cracks, crevices or accessible gaps suitable for roosting bats were identified during the external inspection. The roof void comprised exposed timber rafters, roofing underlay, blockwork gable walls and ceiling-level insulation. No bats or signs of occupation, including droppings, feeding remains or staining, were recorded. The adjoining side extension and its roofline did not present identifiable external potential roost features. No roof void is present within the extension, with the garage open to the underside of the roof. The absence of suitable entry points and potential roost features, together with the negative internal inspection, supports an assessment of negligible bat roost suitability.	     	

6. Evaluation

6.1.1. The proposals include renovation of the existing dwelling, demolition of the adjoining side extension and associated works to roof areas. Such works could affect bats if suitable roost features were present.

6.1.2. The building was generally in good condition. The concrete roof tiles were closely fitted, the ridge and external rendered elevations were intact, and the roofline, chimney flashing and verge coverings did not contain identifiable potential roost features or accessible gaps. Some superficial weathering was observed but was not considered to create suitable roosting opportunities.

6.1.3. The main roof void contained timber framing, underlay and insulation. No bats or signs indicative of occupation were recorded during the internal inspection. The presence of concealed features can never be excluded with absolute certainty, but the combined external and internal findings indicate a negligible likelihood of a roost being present.

6.1.4. The adjoining side extension, which is proposed for demolition, was similarly well sealed. Its roof coverings and junctions did not present identifiable access points or suitable roost features.

6.1.5. The surrounding residential gardens and nearby mature trees and woodland may offer opportunities for bat commuting and foraging. This habitat context does not alter the assessment of negligible roost suitability of the dwelling itself.

6.1.6. In view of the building condition, lack of potential roost features and absence of evidence of bat occupation, the dwelling and side extension are considered to offer negligible bat roost suitability. The proposed works are therefore unlikely to affect roosting bats.

6.1.7. No further bat activity survey is recommended based on the current findings. Precautionary measures are appropriate during roof alteration and demolition in the unlikely event bats are encountered.

7. Conclusion and Recommendations

7.1.1. The planned renovation and demolition works are unlikely to affect a bat roost. No additional bat activity surveys or specific bat mitigation measures are considered necessary at this time.

7.1.2. Should works be substantially delayed or the building condition change, a suitably qualified ecologist should review whether an updated assessment is required. An approximately 18-month review period is recommended.

7.2. Precautions

7.2.1. Although no evidence of bats was recorded, their presence cannot be ruled out absolutely. Roof coverings and associated features should be removed carefully. If a bat is discovered, works affecting that location must cease immediately and advice be sought from a suitably qualified ecologist before proceeding.

8. Appendix A: Planning Policy and Legislation

National Policy

The National Planning Policy Framework (NPPF, August 2026) sets out the Government's planning policies for England and how these should be applied. This version replaces the previous Framework published in December 2024. The national decision-making policies within the NPPF are material considerations in the determination of planning applications from the date of publication.

Chapter 19 of the NPPF addresses the conservation and enhancement of the natural environment. The policies most relevant to individual planning decisions are Policies N2, N3 and N6.

Policy N2: Improving the Natural Environment

Policy N2 requires development proposals to consider the environmental qualities of the land, including its habitats, landscape character and natural features, and to identify opportunities for their conservation and enhancement. Proposals should take suitable opportunities to connect with and strengthen ecological networks, conserve and enhance existing features such as established trees and hedgerows, and use green infrastructure and nature-based solutions to deliver benefits for biodiversity, water management, climate-change mitigation and recreation.

Development proposals should minimise adverse effects on biodiversity and incorporate features that support priority or threatened species, including swifts, bats and Hedgehog. Integrated nest boxes, commonly referred to as swift bricks, should be incorporated into new buildings unless there are compelling technical reasons that would prevent their installation or render them ineffective.

Where significant harm to biodiversity cannot be avoided through the selection of an alternative site, adequately mitigated or, as a last resort, compensated for, the development should be refused.

Biodiversity enhancements exceeding the statutory biodiversity net gain objective may be required only where this is established by an up-to-date development plan policy relating to a specific site allocation. Policies seeking gains beyond the statutory framework should not be applied to categories of development that are exempt from statutory biodiversity net gain.

Policy N3: Trees in New Development

Policy N3 requires development proposals to incorporate trees in suitable locations and to ensure that their species and placement are appropriate to the site, surrounding infrastructure, future climate conditions and the needs of users. Suitable arboricultural advice should be obtained where necessary, and provision should be made for the long-term maintenance of retained and newly planted trees.

Policy N6: Areas of Particular Importance for Biodiversity and Geodiversity

Policy N6 establishes protection for internationally, nationally and locally important biodiversity and geodiversity sites. Proposals affecting a Site of Special Scientific Interest should only be supported where there would be no adverse effect on its features of special interest, where the benefits clearly outweigh the likely effects on the site and the wider national network, or where the effects are addressed through an applicable Environmental Delivery Plan.

Development affecting a locally designated nature conservation site should only be supported where it would not significantly adversely affect the integrity of the site, or where the benefits of development clearly outweigh the likely effects on the features for which the site is valued.

Development resulting in the loss or deterioration of an irreplaceable habitat, including ancient woodland or ancient and veteran trees, should be refused unless wholly exceptional reasons exist and an appropriate compensation strategy has been secured. These requirements apply to development both within and outside designated sites where the identified biodiversity or geodiversity interest could be affected.

Legislation

The Wildlife and Countryside Act 1981, as amended, provides for the designation and protection of Sites of Special Scientific Interest. Local planning authorities must consult Natural England before granting planning permission for development that is within, or is likely to affect, a Site of Special Scientific Interest. Natural England's Site of Special Scientific Interest Impact Risk Zones are a geographical screening tool used to identify development proposals that could affect the notified features of these sites and indicate when consultation with Natural England may be required.

The Wildlife and Countryside Act 1981 also provides statutory protection for wild birds and certain animals and plants. The degree of protection afforded to an animal or plant depends upon the relevant provisions of the Act and its inclusion within Schedules 5 or 8. Offences may include intentionally killing, injuring or taking a protected animal; damaging, destroying or obstructing access to a structure or place used for shelter or protection; disturbing an animal while it occupies such a place; and possessing or selling protected animals or plants. Schedule 8 plants are protected against specified activities including intentional picking, uprooting or destruction.

European Protected Species, including all British bat species, Hazel Dormouse, Otter, Great Crested Newt, Natterjack Toad, Smooth Snake and Sand Lizard, are protected under the Conservation of Habitats and Species Regulations 2017, as amended. Depending upon the species and circumstances, it is an offence to:

a) deliberately capture, injure or kill a European Protected Species;

b) deliberately disturb a European Protected Species, including disturbance likely to impair its ability to survive, breed, reproduce, rear or nurture its young, hibernate or migrate, or significantly affect its local distribution or abundance;

c) deliberately take or destroy the eggs of a European Protected Species;

d) damage or destroy a breeding site or resting place; or

e) possess, control, transport, sell or exchange a European Protected Species, or any part or derivative of such an animal, except where a relevant defence or exemption applies.

Additional protection may be provided by the Wildlife and Countryside Act 1981. Activities that would otherwise constitute an offence may only be undertaken where an appropriate protected-species licence has been obtained and all relevant licence conditions are followed.

All wild birds, their eggs and their active nests are protected under the Wildlife and Countryside Act 1981. It is an offence intentionally to kill, injure or take a wild bird; take, damage or destroy its nest while it is in use or being built; or take or destroy its eggs. Additional protection applies to birds listed on Schedule 1, including protection against intentional or reckless disturbance while nest-building or while at or near a nest containing eggs or young, and against disturbance of their dependent young.

Section 40 of the Natural Environment and Rural Communities Act 2006, as strengthened by the Environment Act 2021, places a biodiversity duty on public authorities operating in England. Public authorities must consider what action they can properly take to conserve and enhance biodiversity, establish appropriate policies and objectives, and take action to further the general biodiversity objective. In carrying out this duty, authorities must have particular regard to relevant Local Nature Recovery Strategies, species conservation strategies and protected-site strategies.

Section 41 of the Natural Environment and Rural Communities Act 2006 requires the Secretary of State to publish a list of habitats and species that are of principal importance for conserving biodiversity in England. The current list contains 56 habitats and 943 species. The list is used to guide public authorities in fulfilling their biodiversity duty and to inform nature-recovery priorities, planning decisions and conservation action.

Section 111 of the Environment Act 2021 amended protected-species licensing provisions under the Wildlife and Countryside Act 1981. In England, a licence may be granted for reasons of overriding public interest only where there is no satisfactory alternative and granting the licence would not be detrimental to the survival of any population of the species concerned.