



FAO Chris Twigg
Taylor Wimpey Manchester
1 Lumsdale Road
Stretford
Manchester
M32 0UT

Date 29th May 2026
Project Ref UG1451

Dear Chris,

Re: Half Penny Meadows, Standen – Report & Survey Validity

This letter statement has been produced on behalf of Taylor Wimpey in respect to a resubmission of the planning application for Phases 5 and 6 of the Half Penny Meadows development, Clitheroe (hereafter referred to as “the site”), with the aim of providing justification for extending the validity of previously conducted Phase II ecology survey work within the site extent, which will be submitted as part of the application.

Ecology Background

Urban Green completed a Preliminary Ecological Appraisal (PEA) on site in February 2022, in which the site was assessed against the JNCC Phase 1 Habitat survey methodology and was found to comprise predominantly of improved grassland with broadleaved woodland, scattered trees, hedgerows, a watercourse, and a building present within the site extent. Following the PEA, the site was assessed to provide suitability for a range of protected and notable species, and several Phase II surveys were recommended. Table 1 provides an overview of the Phase II survey work conducted during the 2023 and 2024 survey season and details the original validity period of each report.

Table 1. Phase II surveys and expiry dates

| Phase II surveys conducted | Reference | Survey result expiry date |
|--------------------------------------------------------------|---------------------|---------------------------|
| Barn owl Survey | UG_1451_ECO_PSR_01 | February 2025 |
| Bat Survey (Activity Survey & Dusk emergence of Building B1) | UG_1451_ECO_PSR_01 | March 2025 |
| Breeding Bird Survey | UG_1451_ECO_PSR_01 | January 2025 |
| Invertebrate survey | UG_1451_ECO_PSR_01 | March 2025 |
| Kingfisher Survey | UG_1451_ECO_PSR_01 | January 2025 |
| Otter survey | UG_1451_ECO_OMSR_01 | January 2026 |
| Reptile survey | UG_1451_ECO_PSR_01 | March 2025 |
| Roosting Bat Survey (Trees) | UG_1451_ECO_RBR_01 | December 2025 |
| Water Vole survey | UG_1451_ECO_PSR_01 | February 2025 |

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Survey Validity

The Phase II surveys were conducted across the 2023 and 2024 survey seasons. All survey reports were written in accordance with the CIEEM's 'Advice note on the lifespan of Ecological Reports and Surveys' (2019). Within this advice note, it recommends that survey data can be valid for up to three years following the original surveys, depending on several factors, including:

- “Whether the site supports, or may support, a mobile species which could have moved on to site, or changed its distribution within a site”;
- “whether there have been significant changes to the habitats present (and/or the ecological conditions/functions/ecosystem functioning upon which they are dependent) since the surveys were undertaken, including through changes to site management”;
- “Whether the local distribution of a species in the wider area around a site has changed (or knowledge of it increased), increasing the likelihood of its presence”.

In these such cases, it is recommended that an updated site visit is undertaken, alongside updated desk study information, such as an updated local data record search, to identify any species that may have been recently identified within the local environment, or whether the site has significantly changed since the completion of the Phase II Surveys.

Updated Preliminary Ecological Appraisal

An updated PEA, including a site visit and new local data search was conducted by Urban Green in May 2026, to identify potential changes in the habitats or species present, or whether management of the site had significantly changed. The opportunity was also taken to update the site habitats from the JNCC Phase 1 classification to the UKHab classification.

Overall, the habitats had not significantly changed since the original PEA, conducted in 2022. For the most part, the character of the site remained unchanged comprising various fields of modified grassland and other neutral grassland, unmanaged lengths of shrubby native hedgerow, parcels of broadleaved woodland, a single watercourse that runs through the centre of the site and a single disused building.

However, a number of notable changes to habitat condition were recorded within the site extent.

Firstly, an area of woodland habitat had been removed in the centre of the site to facilitate the spine road (which had been approved) through the site extent, and the on-site stream had been culverted to pass underneath the new road infrastructure. Related to this was the introduction of a hardstanding access road within the eastern extent of the site, resulting in the loss of some modified grassland habitat.

Secondly, a number of the trees on site appeared to have deteriorated naturally due to adverse weather conditions (i.e. loss of limbs etc.) or through faunal foraging pressure (i.e. woodpecker and squirrel damage). As such, new potential roosting features may have developed within the site extent.

Additionally, the on-site building had deteriorated since the previous survey effort. Namely, there was additional damage to the exterior brickwork and roof tiles with large structural cracks present.

A new data search was completed on 22nd May 2026 and identified the presence of additional protected and notable species within the surrounding landscape since the previous survey was undertaken. Newly recorded observations included two records of water vole (*Arvicola amphibius*) in 2023 located approximately 400m northwest of the site boundary in Mearley Brook at Primrose Nature Reserve. Despite the close proximity to site of these new records, the on-site section of Pendleton Brook was assessed to be of 'negligible value' to water vole in the previous survey and remains the same condition during the walkover, therefore the new record of water vole in the wider area is not anticipated to be of concern in regard to the site.

One record of otter (*Lutra lutra*) within 2km of the site boundary in 2022 was also recorded. The exact location of the record cannot be determined due to the low spatial resolution of the provided grid reference. Otter were previously recorded as present within the Pendleton Brook and recommendations provided in the previous reports.

In addition, the updated data search identified one further record of common pipistrelle (*Pipistrellus pipistrellus*). No further records of badger (*Meles meles*) were identified in the new data search, with no new records of bird species listed on Schedule 1 of the Wildlife and Countryside Act (1981) identified.

Survey Validity Extension

Based on the above and in consideration of the latest layout provided for the site (Ref: BDP_Composite Site Layout_REV F) it is the professional opinion of the project ecologist that the survey data collected to date and validated as part of the original submission provides sufficient information to inform the resubmission determination. Particularly related to the below surveys:

- Bat Survey (Activity Survey);
- Breeding Bird Survey;
- Invertebrate survey;
- Kingfisher Survey;
- Otter survey;
- Reptile survey; and
- Water Vole survey.

This is because the site is not believed to have changed in any significant way that would change the results of the surveys completed in respect to these species/groups. Furthermore, the current site layout restricts the development to the eastern and western fields, with the central band of woodland, grassland, and associated watercourses being retained. Therefore, impacts to species such as kingfisher (*Alcedo atthis*), which were confirmed present along Pendleton Brook (adjacent to the southern boundary of the site) are deemed unlikely to be impacted by development activities.

Accordingly, the associated reports for the surveys detailed above, are considered valid until the commencement of the 2027 survey season, specifically until February 2027. Should the planning application not be submitted by this date, repeat survey work will be required to ensure that the ecological baseline remains robust and up to date.

However, due to changes within the site boundary relating to building B1 and some of the tree stock on site, confidence cannot be given that changes in relation to the presence or likely absence of roosting bats or barn owl have not occurred on site.

In consideration to barn owl, foraging activity was confirmed during previous survey work and building B1 was assessed as suitable for supporting roosting activity, though was assessed as likely absent in 2023. However, with the progress of development on the surrounding land and loss of other foraging and commuting habitat and other potential breeding sites, there status of B1 as a barn owl roost may have changed.

In relation to bats, the site was found to be of local importance for foraging and commuting, particularly around the areas of woodland and flowing water to the south of the site. Considering the potential changes to the abundance of potential roosting features within the tree stock, the status of roosting bats within the site extent may have changed.

Notwithstanding the above, the client previously completed the recommended survey work for these species in support of the original planning application and have been validated as part of the original submission. The results of those surveys concluded that roosting bats and barn owl were likely absent from the site, and it is considered that the existing survey data remains sufficient to inform the current resubmission.

However, as a precautionary measure, it is recommended that updated bat dusk emergence surveys and barn owl surveys are secured by condition and undertaken prior to demolition works associated with Building B1. In addition, an updated Ground Level Tree Assessment should be completed prior to the commencement of any tree felling activities.

This approach is considered proportionate and precautionary, enabling the Proposed Development to progress in a timely manner whilst ensuring continued compliance with relevant wildlife legislation and current best-practice guidance.

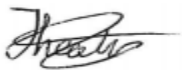
Summary

Overall, it is considered that the ecological surveys completed to date provide sufficient information to inform determination of the resubmitted planning application.

It is recommended that updated survey requirements for barn owl and roosting bats associated with Building B1 are secured by planning condition, together with an updated Ground Level Tree Assessment (GLTA).

The updated GLTA should be undertaken with reference to the revised site layout and should focus on those trees proposed for removal or otherwise likely to be affected by the Proposed Development, in order to assess their potential to support roosting bats.

Yours sincerely,



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