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TECHNICAL NOTE: PRELIMINARY BAT ROOST ASSESSMENT	
PROJECT ADDRESS	11 Clitheroe Road, Sabden, Clitheroe, BB7 9HD
PROPOSED PLANS	Extension to dwelling
ISSUE DATE	16 January 2026

1. INTRODUCTION

Knight Sky Ecology Ltd was commissioned to undertake a preliminary bat roost assessment at 11 Clitheroe Road in relation to the development plans for the property which are to include a two-storey side extension. The assessment was undertaken by Ryan Knight MCIEEM who holds a Level 2 Natural England Class Licence (ref. 2015-12611-CLS-CLS) for bats and has held this licence type for over 13 years. Ryan has also acted as the named ecologist on numerous European Protected Species (EPS) mitigation licences issued by Natural England which covered several bat species and roost types.

This document presents the assessment results, providing the necessary data, evaluation, and guidance to meet relevant planning and conservation policy obligations and legislative requirements.

2. METHODS

The preliminary bat roost assessment was undertaken in accordance with good practice guidelines (*Bat Surveys for Professional Ecologists: Good Practice Guidelines. 4th edition. Bat Conservation Trust, London. (Collins, J., (ed.) (2023))* and the scope of the assessment was also designed in relation to the small-scale nature of the proposed works and the predicted degree of risk of impacts to bats. With this proportionate approach in mind, a desk-top study was not considered to be required for the assessment.

A daytime visit to the property was undertaken on 9th January 2026. The assessment involved a visual inspection of the property to search for bats and evidence of bats (e.g., droppings) and an appraisal of the extent and suitability of any potential bat roost features present. The 'bat roost suitability' of a building is defined as none, negligible, low, moderate, high or confirmed roost. The property was fully accessed, including the loft.

The assessment included the use of a torch and ladders. A digital endoscope was available for use but not required.

The assessment was undertaken outside the main active season for bats (April to October) when signs of a bat roost are less evident. However, signs of a bat roost (particularly containing multiple bats) can persist in sheltered, dry locations long after bats have moved to another roost site. Overall, the seasonal constraint did not present a significant limitation to the conclusions and recommendations made within this document. The main aim of the assessment was to evaluate the suitability of the building for use by bats.

3. RESULTS

Property Description & Potential Roost Features

Photos of the property are provided in Appendix A. The building is a semi-detached dwelling with a small front garden and a larger rear garden. The external brickwork is fully rendered. The gable roof is finished with traditional stone slates, all of which were well-laid with no slipped or missing slates noted. As is typical of this roof type, a few very small crevices were present beneath slightly misshapen slates; however, these features are not considered capable of providing suitable bat roosting opportunities. The roof slates at the verge of the gable were well-set into the render, and no gaps were identified along the verges, including within the proposed development area.

The front and rear elevations include timber soffit boxes that were tightly sealed to the walls, offering no access points.

Internally, the property contains a large, relatively high loft space. The loft floor was not insulated and was relatively clear throughout. The roof structure is lined with bitumen-based underfelt, which was in good condition throughout, with no sagging, tears, or defects observed. No light gaps or suitable roosting crevices were observed in the loft.

Suitability of Surrounding Habitats

The property is located directly off Clitheroe Road, close to the centre of Sabden. Improved pasture fields lie to the west, with similar residential dwellings to the north and south. To the east, an area of trees is present alongside further housing. The surrounding gardens and scattered trees offer some sheltered foraging opportunities for bats.

More valuable bat foraging and commuting habitats occur within the wider landscape, including Sabden Brook approximately 250 m to the south and areas of woodland located 600–700 m to the west and south. Taking account of the property's urban setting and the suitability of the immediate habitats, overall bat activity and species diversity are anticipated to be low in the vicinity of the site. The species most likely to be encountered is common pipistrelle.

Evidence of Bats and Bat Roost Suitability

No bats, evidence of bats, or suitable roost features were recorded.

Nesting Birds

No evidence of nesting birds was observed and there was considered to be a negligible risk that birds' nests would be encountered.

4. CONCLUSIONS AND RECOMMENDATIONS

No evidence of a bat roost was encountered and no potential roost features were identified. Therefore, the property was found to have negligible bat roost suitability.

Therefore, in consideration of the findings and development proposals, it is the professional judgement of Knight Sky Ecology that no further detailed assessment is required (i.e., dusk emergence survey).

Bats do not present a constraint to the development proposals, as the works will remain legally compliant: i.e., the proposed activities are reasonably unlikely to result in an offence listed under Section 43 of the Conservation of Habitats and Species Regulations 2017 (as amended) or Section 9 of the Wildlife and Countryside Act 1981 (as amended).

Given the nature of bats and the concealed characteristics of some roosting features, a very small residual risk remains that an individual bat could be encountered during any maintenance works to the roof.

In the highly unexpected event that a bat is discovered during such works, the contractors will be advised to stop immediately and contact the licensed ecologist who will travel to site to provide assessment and advice. Contractors will be specifically forbidden to handle bats. Contractors will be advised that if it is necessary to remove a bat to avoid it being harmed, gloves MUST be worn. It should be carefully placed in a cardboard box and kept in the dark in a quiet place until the licensed ecologist arrives on site.

Enhancements

The development presents a good opportunity to increase roosting provision for bats. One box is recommended to be placed on the rear or side of the new extension (under the roof verge). There are boxes that can be integrated into the walls of the extension as it is being built or boxes that fit directly onto walls. Table 4.1. provides three options.

Table 4.1. Bat box models.

Vivara Pro Build-in WoodStone Bat Box		The Build-in WoodStone Bat Box has been specifically designed to fit into the cavity of walls, with the entrance sitting flush with the outside bricks. It has been redesigned to match the standard brick size in the UK. Manufactured from hard-wearing woodstone and plywood with removable wooden side panels so that several boxes can be placed side by side to create one large chamber. Available from https://www.nhbs.com/
Beaumaris Woodstone Bat Box		The Beaumaris box has a single narrow entrance, making it suitable for crevice roosting bats such as the common pipistrelle, soprano pipistrelle, Nathusius' pipistrelle, Brandt's bat and whiskered bat. The box's interior has a rough surface for bats to cling to and the front of the box features a subtle but attractive imprint of a bat in flight. Suitable for attaching to external walls and should be sited as high up on the façade as possible, at a height of at least 3m from the ground. Avoid siting under artificial lights.
Vivara Pro Build-in Woodstone Bat Tube		Designed to be built in to the masonry of external walls or beneath a rendered surface. It is designed to provide the maximum internal space across two cavities, allowing space for larger groups. Manufactured from hard-wearing woodstone and plywood with removable wooden side panels. Available from https://www.nhbs.com/

APPENDIX A. LEGISLATION FOR BATS

The Wildlife and Countryside Act 1981

All bat species in England are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Section 9 of the Act make it an offence to intentionally or recklessly kill, injure or take any wild animal included in Schedule 5. In addition, it is an offence to (intentionally or recklessly):

- Damage or destroy any structure or place which any wild animal specified in Schedule 5 uses for shelter or protection;
- Disturb any such animal while it is occupying a structure or place which it uses for shelter or protection; or
- Obstruct access to any structure or place which any such animal uses for shelter or protection.

The Conservation of Habitats and Species Regulations 2017

Bats are listed within Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) as European Protected Species of animals. Part 3 (Protection of animals); Regulation 43 (1) of the Habitats Regulations make it an offence to:

- Deliberately capture, injure or kill any wild animal of a European protected species;
- Deliberately disturb wild animals of any such species;
- Deliberately take or destroys the eggs of such an animal; or
- Damages or destroy a breeding site or resting place of such an animal.

For the purposes of the legislation, the disturbance of wild animals includes any disturbance which is likely to impair their ability to survive, to breed or to reproduce, or to rear or nurture their young; or in the case of hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong.

Where it is likely that a proposed scheme would result in contravention of this legislation, a European Protected Species mitigation licence would be required to allow the works to proceed. As part of this process, the application must meet 'three tests' for licensing under the Conservation of Habitats and Species Regulations 2017 (as amended). Planning guidance and case law also confirm that local authorities have a statutory duty under the Regulations to have regard to these three tests when deciding whether to grant planning permission. The three tests are as follows:

- Regulation 55 (2) (e) states that a derogation licence can only be issued for preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- Regulation 55 (9) (a): that there is no satisfactory alternative; and
- Regulation 55 (9) (b): that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Natural Environment and Rural Communities (NERC) Act 2006

Section 41 of the NERC Act 2006 requires the Secretary of State to publish a list of the living organisms and types of habitats which in the Secretary of State's opinion are of principal importance for the purpose of conserving or enhancing biodiversity. The Section 41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in their duty to further the general biodiversity objective when exercising their functions, under Section 40 of the NERC Act 2006. This is also referred to as a 'biodiversity duty' which was strengthened by the Environment Act 2021. Bat species known to be present in the north of England and included on the Section 41 list comprise soprano pipistrelle, noctule and brown long-eared bat.

APPENDIX B. PHOTOS

Photos 1a & 1b. Front elevation (west) and roof.	 
Photos 2a & 2b. Side elevation and roofline.	

	
Photo 3. Rear elevation.	

Photos 4a & 4b. View of loft.