Kemple Side, Clitheroe Road, Knowle Green

Preliminary Roost Assessment

MARCH 3, 2026

project ecology

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Contents

1 Executive Summary

1.1.1 The site consists of a detached dwelling, located in a rural, hillside setting at Kemple Side, Clitheroe Road, Knowle Green and is the subject of a planning application with Ribble Valley Borough Council for a loft conversion including a dormer.

1.1.2 The dwelling was the subject of a preliminary roost assessment and was found to offer negligible bat roost suitability.

2 Introduction

2.1 Site Location

2.1.1 The site is located at Kemple Side, Clitheroe Road, Knowle Green (OS grid reference SD 64798 38180).

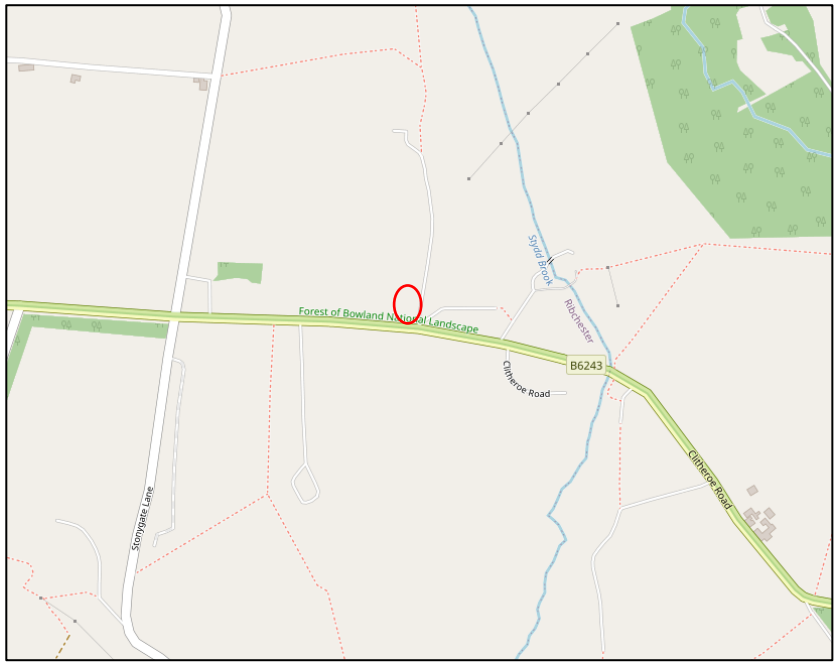


Figure 1: Site Location Courtesy of Open Street Maps

2.2 Background

2.2.1 The site is the subject of a planning application with Ribble Valley Borough Council for a loft conversion including a dormer.

2.3 Scope of Work

2.3.1 Mr Paul Marsden commissioned Project Ecology to carry out a Preliminary Roost Assessment of the properties on site to be affected by the proposals.

2.4 Aims and Objectives

2.4.1 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.

2.5 Site Visit

2.5.1 The survey was undertaken on 16th February 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 2025-83538-CL18-BAT).

3 Survey Methodology

3.1 Bat Survey

3.1.1 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 – Good Practice Guidelines' (BCT 2023[1]). The survey comprised the following elements:

- A preliminary inspection of the exterior of the building to look for obvious signs of bat activity (such as droppings on windowsills) and assessing the potential for entry/exit into the roof. The survey was carried out with the use of binoculars, drone and endoscope where required.
- An assessment of the surrounding habitat quality for bats was carried out by walking the area on foot and later from reference to aerial images (Google Maps). These searches were used to identify important land use and habitat features known to be favoured by bats.

3.1.2 Interpretation of survey findings and assessment of roosting potential was undertaken using professional judgement and criteria described in published guidance[2].

3.2 Survey Limitations and Constraints

3.2.1 The dwelling was fully accessible and there were no constraints to the internal or external surveys.

[1] *Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good practice guideline (4th edition). The Bat Conservation Trust, London.*

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

4 Results

4.1 Site Survey

4.1.1 The site is located in an rural, hillside setting, on the periphery of Knowle Green, Longridge.

4.1.2 The site is immediately surrounded by pastural farmland, with foraging and commuting habitat limited to boundary hedgerows and isolated woodlands and private gardens.

4.1.3 The results of the survey are described in detail in Table 1 below.

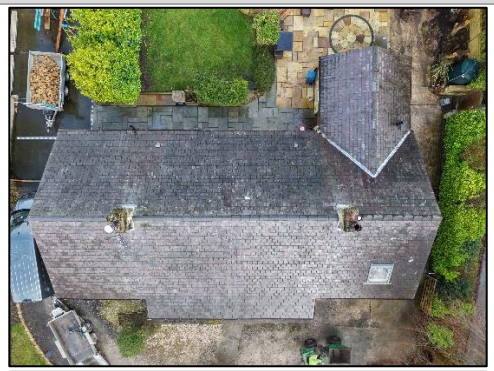
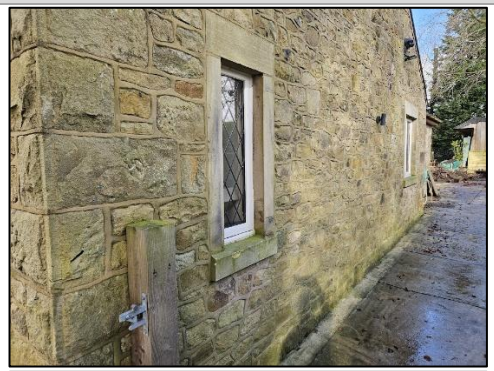
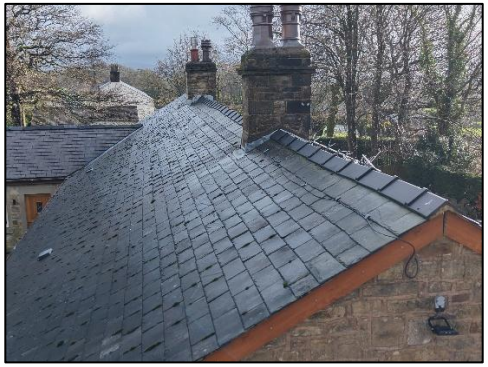
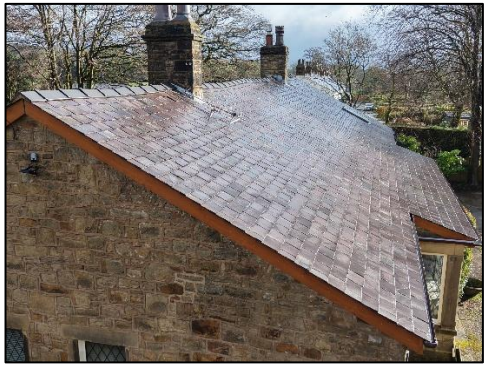
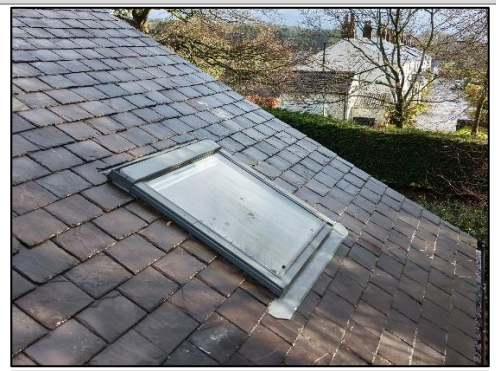
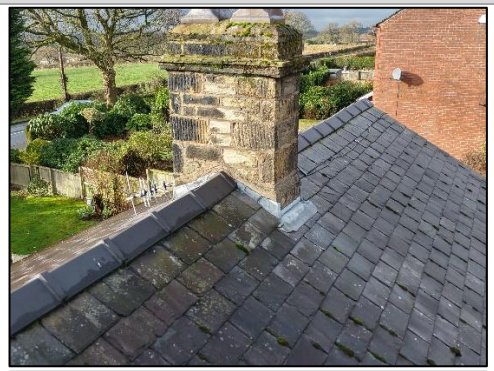
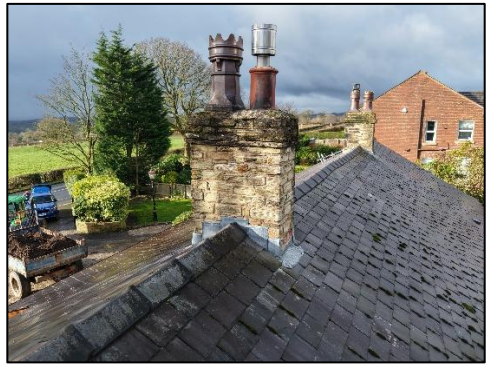
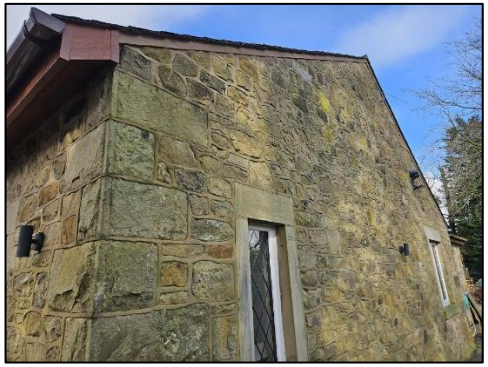
Table 1. Survey Results			
Building Reference	Description	Photographs	Bat Roost Potential Suitability
Dwelling	A stone-built, detached dwelling with a pitched roof. The masonry and associated mortar are in good condition, free from gaps and cracks. The slate roof tiles are in good condition and sitting flush to one another with no damaged, slipped or missing tiles found. The ridge tiles are also in good condition, free from damage or gaps. A roof window is present on the front roof section. The associated flashings are in good condition and tiles sit flush, with no potential entry points or roost features recorded. The masonry and lead flashings associated with the two chimneys do not provide entry points of roost features. The roof edges at the gable ends are sealed with mortar at one end and uPVC facia boards at the other. These are fitted flush, with no gaps present. The roof is finished with uPVC facia boards and soffits. These are all in reasonable condition, fitted flush to the surrounding masonry and roof edges with no gaps or damaged sections present.	   	Negligible

Table 1. Survey Results			
Building Reference	Description	Photographs	Bat Roost Potential Suitability
	The uPVC window and door frames are sealed to the surrounding masonry with sealant. Internally, the property consists of rooms typically found in a dwelling. These areas are finished spaces with no habitat features associated with roosting bats. The roof void was easily accessed. The roof void space is split into two areas with a central partition brick wall. The underside of the roof is lined with a breathable membrane. The membrane is in reasonable condition, free from rips, tears and pocket features. The roof timbers are free from cracks and crevices. The gable masonry in in good condition, as is the associated mortar. The roof voids appear sealed as no daylight could be seen around the peripheries of the roof. No access points or evidence of Bats was found during the internal survey or external surveys.	   	

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		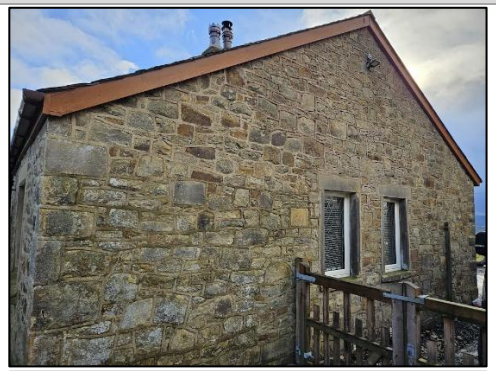 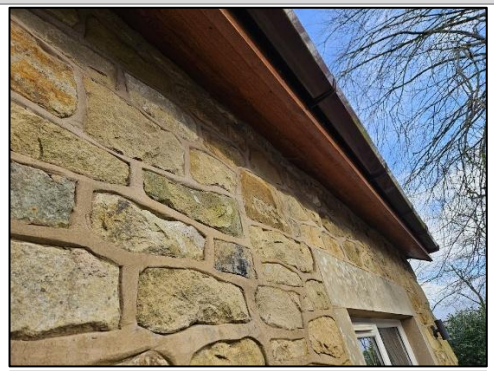 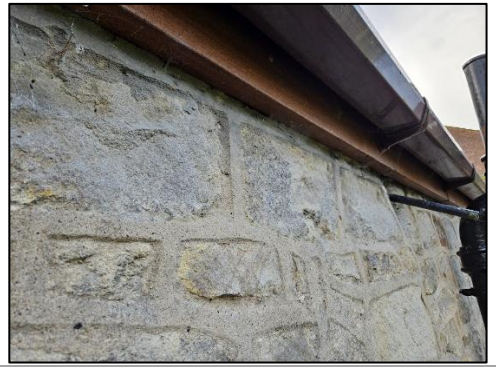 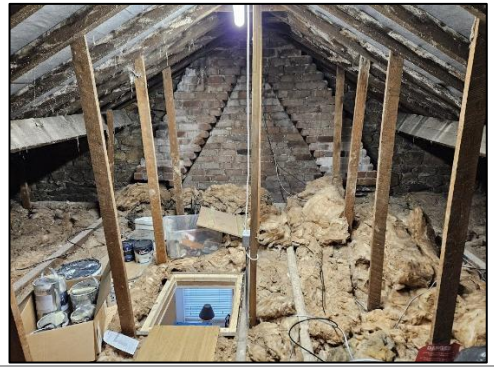	

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		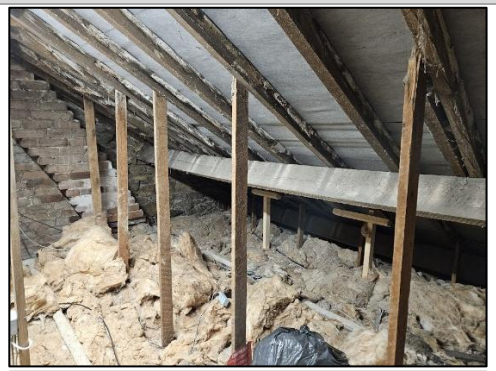 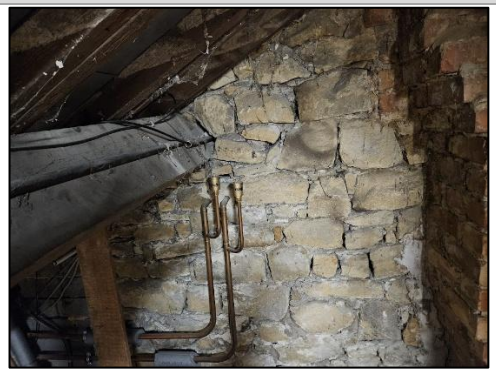 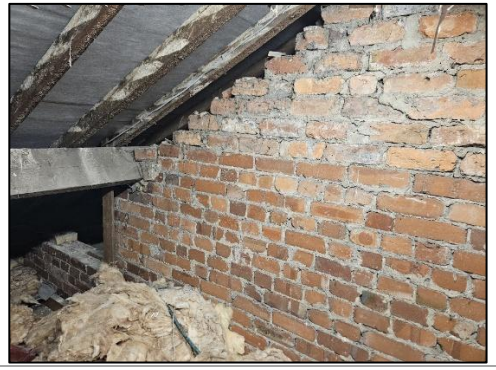	

5 Evaluation

5.1.1 The property is located within an rural setting, with foraging and commuting opportunities limited to isolated gardens and boundary hedgerows and woodland in the wider landscape.

5.1.2 The site proposals include works which will affect the roof void space.

5.1.3 The nearest granted, European Protected Species License for Bats is located over 2.25km east of the site, for Soprano Pipistrelle *Pipistrellus pygmaeus* dated 2019-2024 (2019-43475-EPS-MIT). The licence was for the destruction of a 'resting place' for Bats.

5.1.4 The dwelling exterior has been assessed and was found to be in good condition with no external roosting features or potential entry points providing access into the roof void or onward cavities found.

5.1.5 UK bat species generally roost in one of two locations;

- open locations, such as roof void, barns or caves
- and crevice locations, such as under roof slates, between bricks and amongst stonework.

5.1.6 The former type of roosting bat is very unlikely to be present within the property. The roof void was found to be reasonably sealed and did not contain any bat droppings, something which would have been almost certain to be present if an open roosting bat, such as a Brown Long-eared bat were present.

5.1.7 No roosting habitat for crevice dwelling bats was found during the internal or external surveys. The masonry and roof tiles were all in good condition, with no features present.

5.1.8 It is considered unlikely the proposed works will have any impacts on foraging bats.

5.1.9 Taking into consideration the sites hillside location, lack of abundance in suitable forging and commuting habitat in the locality and results of the external and internal surveys of the property, it is concluded unlikely that the proposed works will have any impacts on roosting bats.

6 Conclusion and Recommendations

Bats

6.1.1 As the dwelling is considered to offer negligible bat roost suitability, no further survey work or mitigation is required at this time.

6.1.2 This report is valid for 18 months, at which point a suitably qualified ecologist will assess the validity of the report, with an updated assessment likely to be required.

6.2 Precautions

6.2.1 It is not always possible to prove absence of roosting bats. Due to the transitional nature of bats, they can roost in suitable features opportunistically and are not always identified during surveys. It is recommended that roof coverings are removed with due caution. Should a bat/bats be identified at any time, work should stop, and a suitably qualified ecologist contacted to attend site and advise how to proceed.

7 Appendix A: Planning Policy and Legislation

National Policy

The National Planning Policy Framework (NPPF 2025) describes the Government's planning policy for England and how it should be applied. Within this framework, the requirements in relation to biodiversity are included within several policies. The two most relevant to individual planning decisions are Paragraphs 187 and 193, shown below:

- 187. Planning policies and decisions should contribute to and enhance the natural and local environment by:

  a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

  b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;

  c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

  d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

  e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

  f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

- 193. When determining planning applications, local planning authorities should apply the following principles:

  a. if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b. development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c. development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d. development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Legislation

All bat species are protected under the Conservation of Habitats and Species Regulations 2019 (Amendment) (EU Exit), which make is an offence to:

- Deliberately kill, injure or capture a bat;
- Deliberately disturb bats;
- Damage or destroy a breeding site or resting place of a bat.

The Wildlife & Countryside Act 1981 (as amended) contains further provisions making it an offence to intentionally or recklessly:

- Obstruct access to any structure or place which any bat uses for shelter or protection; or
- Disturb any bat while occupying a structure or place which it uses for that purpose.

Proposed development works that are likely to disturb or destroy bats or their roosts will need to obtain a licence from the relevant Statutory Nature Conservation Organisation (e.g., Natural England) prior to work commencing.

All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure or take any wild bird or take, damage, or destroy its nest whilst in use or being built, or take or destroy its eggs. It is an offence to intentionally or recklessly disturb a species listed on Schedule 1 of the Act while they are nest building or at or near a nest with eggs or young, or to disturb the dependent young.