



Morris Homes Northern Ltd
Morland House
Altrincham Road
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Cheshire
SK9 5NW
United Kingdom

DATE: 25th January 2026
SITE: Land at Highmoor Farm, Clitheroe
REFERENCE: UES05179/03

To whom this may concern,

BAT & BIRD BOX PLAN

I am writing to provide details of the proposed bat and bird boxes in relation to the proposed development at Land at Highmoor Farm (planning reference 3/2020/0601). The proposals involve the construction of a new residential development.

This letter addresses the pre-commencement requirements made by Ribble Valley Borough Council to provide a bat and bird box plan approved by a suitably experienced ecologist. This plan adheres to condition 9 of the planning permission:

The reserved matters application(s) shall include details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of plot numbers and the numbers of artificial bird nesting boxes and artificial bat roosting site per individual building/dwelling and type. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated.

The artificial bird/bat boxes shall be incorporated into those individual dwellings/buildings during the actual construction of those individual dwellings/buildings identified on the submitted plan before each such dwelling/building is first brought into use and retained thereafter.

REASON: In the interests of biodiversity and to enhance nesting/roosting opportunities for species of conservation concern and reduce the impact of development.

To provide an enhancement in roosting opportunities for nearby bats, and bird nesting habitat within the development, the accompanying bird and bat box plan provided in Appendix 1 will be implemented. The plan has been designed to provide non-intrusive bat and bird habitats within the newly constructed buildings. The bat and bird habitats will provide roosting and

nesting opportunities for bat and bird species likely to be present within the local area. The following bird and bat boxes / tubes will be installed:

- 14x Schwegler 1FR bat tubes
- 9x Schwegler 1SP sparrow terraces
- 5x Schwegler 1B nest boxes
- 5x Bird Brick starling boxes
- 4x Bird Brick swift boxes

Similar alternative models are acceptable if required (e.g. if suggested models are out of stock), though “Woodcrete” construction is strongly advised due to the increased product longevity. Alternatives should be discussed with UES prior to purchase and installation.

The Schwegler 1FR bat tubes will be installed into the external wall of the newly constructed dwellings. The bat tubes will be installed between the south-western and south-eastern aspect, close to the eaves. It should be noted that once inhabited by a bat, boxes may only be inspected or disturbed by a licenced bat ecologist. Once installed, the bat boxes should not require any management in the long-term.

The Schwegler 1SP sparrow terraces and Bird Brick starling and swift boxes will be positioned on the northern or north-eastern aspect of the building, thus avoiding the strongest sunlight and wettest winds. The nest boxes will be affixed to or incorporated into the external walls of newly constructed dwellings located just below roof height, tucked against the eaves or bargeboards. The tree mounted Schwegler 1B bird boxes will be installed on a suitably mature tree onsite, at a height of between 3-6m, on a northerly aspect.

Bat and bird boxes are to be installed as part of the construction works onsite, and prior to occupation. External lighting will be directed away from the entrance of all bat and bird boxes in order to minimise disturbance and increase the likelihood of occupancy.

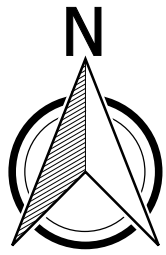
Please refer to the appended bird and bat box plan for proposed bat and bird box locations. Alternative siting should be discussed and agreed with UES.

If you have any further queries, please do not hesitate to contact myself or another member of staff at UES.

Yours sincerely,

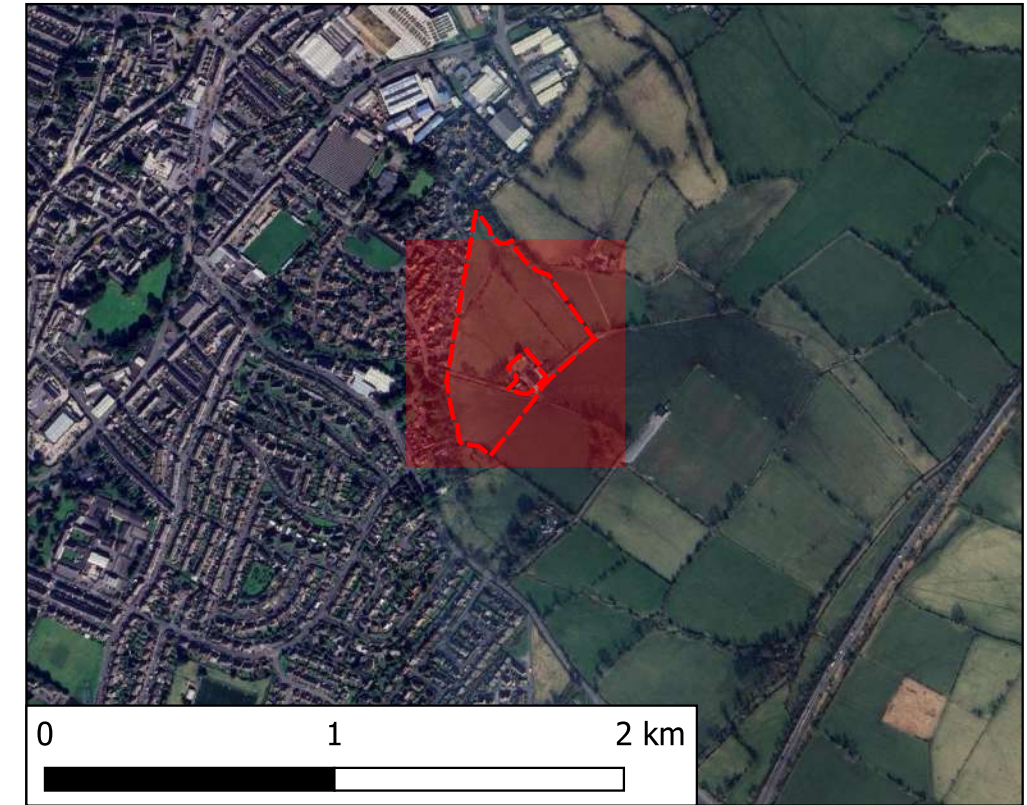
Marley Hazael BSc
UES Graduate Ecologist
United Environmental Services Ltd.

Appendix 1 – Bat and bird box plan



Bat and Bird Box Plan

**Site: Highmoor Farm,
Clitheroe**
NGR: SD 75139 41603
**Author: Matthew Inthone
Chao**
Date: 23/01/2026



Key

- ▲ x 14 Schwegler 1FR bat tube
- x 9 Schwegler 1SP sparrow terrace
- x 5 Schwegler 1B nest box
- x 5 Bird Brick starling box
- x 4 Bird Brick swift box
- - - Development boundary

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SYMBOL	QUANTITY	DESCRIPTION
▲	14	Schwegler 1FR bat tube
●	9	Schwegler 1SP sparrow terrace
■	5	Schwegler 1B nest box
■	5	Bird Brick starling box
■	4	Bird Brick swift box

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HIGHMOOR FARM
CLITHEROE

PLANNING LAYOUT

