WOODFOLD PARK STUD, WOODFOLD PARK

Preliminary Roost Assessment Report

May 2022

Collingtonwinter
environmental

Report Control Sheet

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1. INTRODUCTION

1.1. SCOPE & PURPOSE

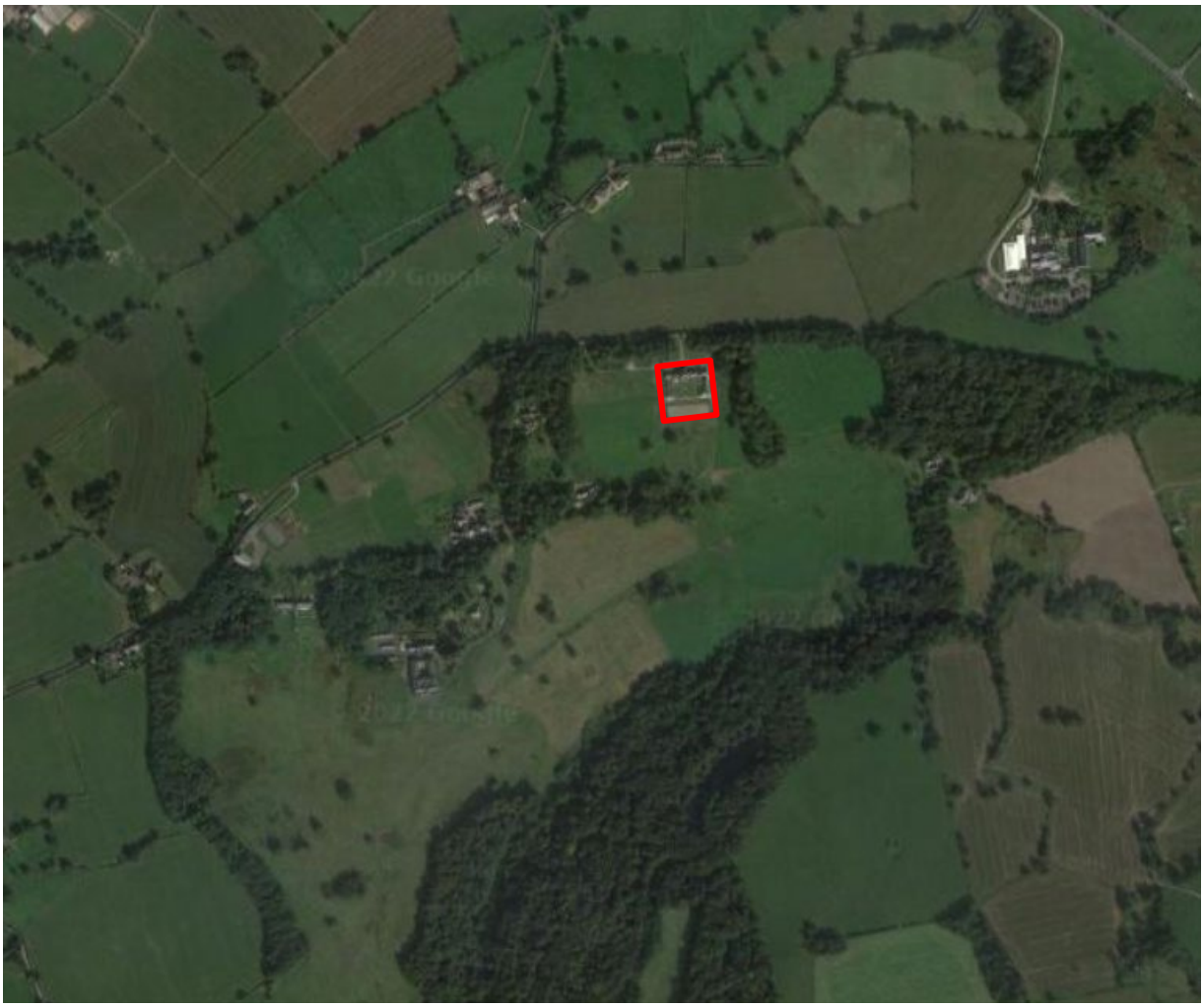
1.1.1. Collington Winter Environmental Ltd was commissioned by Mr Shokat Dalal to undertake a Preliminary Roost Assessment (PRA) at the buildings situated at Woodfold Park Stud, Woodfold Park. This report has been produced to inform a planning application at the site which includes the refurbishment of two stable buildings.

1.1.2. The author of this report is Katie Bird MEnvSci, ACIEEM, Principal Ecologist. Katie is highly experienced managing schemes and has produced many ecological reports to inform planning permission. She holds a Class 2 Natural England Bat Licence and a Class 1 Natural England Great Crested Newt Licence.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site location is Woodfold Park Stud, located within the residential community of Woodfold Park, Mellor. The site is surrounded by agricultural fields and woodland on all aspects and can be accessed via Further Lane, situated to the north.

Figure 1.1 Site Location



1.3. OBJECTIVES

1.3.1. The objectives of the PRA are as follows:

- Identify any areas of bat roosting potential within the building
- Assess the value of the building for roosting bats
- Search for signs of bats
- Provide recommendations on any further surveys or mitigation required for bats.

2. METHODOLOGY

2.1. DESK STUDY

2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- Review of aerial and OS maps for habitat information.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.
- Locations of granted European Protected Species Licences (EPSL) within 5 km of the site.

2.2. PRELIMINARY ROOST ASSESSMENT

2.2.1. A Preliminary Roost Assessment (PRA) of the site was undertaken on 13th May 2022 by Katie Bird (Licence ref: 2020-48950-CLS-CLS)

2.2.2. The survey was undertaken following guidance set out in Collins (2016). This includes undertaking a detailed internal and external inspection of any features to compile information on potential roosting features (PRFs) and potential access points. A search for field signs of bats (i.e. droppings, urine stains and feeding remains) was also completed. The use of binoculars, endoscope and torches assisted with the survey.

2.2.3. The building was assessed as per categories listed in Table 4.1 Collins (2016) and reproduced in Table 2.1.

Table 2.1 Assessment Criteria for Bat Roosting Potential

Bat Roosting Potential	Description
Negligible	Negligible features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/ or suitable surrounding habitats to be used on a regular basis by larger numbers of bats.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats, but unlikely to support a roost of high conservation status.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and for longer periods of time.

2.3. SURVEY LIMITATIONS

2.3.1. No limitations to the survey were observed, and access was gained across the buildings.

3. SURVEY RESULTS

3.1. DESK STUDY

3.1.1. The site is located within a predominantly agricultural area of Blackburn. It is situated within a residential community, where extensive grounds comprising residential gardens and woodland. These habitats were connected to the wider area via treelines and hedgerows. Extensive areas of woodland are also located within the wider area. All habitats listed are anticipated to be of commuting and foraging value for the local bat population.

3.1.2. The following EPSLs were located within 5 km of the site:

- 2017-27898-EPS-MIT – relating to the damage and destruction of a resting place for common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and whiskered bat (*Myotis mystacinus*). It was located approximately 1.8km north of the site boundary.
- 2015-15584-EPS-MIT – relating to the destruction of a resting place for Brandt's (*Myotis brandt*i), common pipistrelle and whiskered bat. It was located approximately 3.4km south west of the site boundary.
- EPSM2013-5623 – relating to the impact and destruction of a breeding site and resting place of a common pipistrelle roost. It was located approximately 3.5km south east of the site boundary.
- EPSM2012-4236 - relating to the impact and destruction of a breeding site and resting place of a common pipistrelle roost. It was located approximately 3.5km south east of the site boundary.
- 2017-32032-EPS-MIT – relating to the destruction of a resting place, impact on a breeding site relating to brown long-eared (*Plecotus auritus*) bat. It was located approximately 3.8km north east of the site boundary.
- 2016-23131-EPS-MIT – relating to the destruction and damage of a resting place for common pipistrelle. It was located approximately 3.8km east of the site boundary.
- 2017-31646-EPS-MIT – relating to the destruction of a resting place for common pipistrelle. It was located approximately 3.9km east of the site boundary.
- EPSM2011-3550 - relating to the destruction of a resting place for common pipistrelle. It was located approximately 4.2km east of the site boundary.
- 2019-41892-EPS-MIT – relating to the damage of a resting place for common pipistrelle. It was located approximately 4.5km south of the site boundary.
- 2016-21538-EPS-MIT-1 – relating to the impact of a breeding site and destruction of a resting place for Daubenton's (*Myotis daubentonii*), soprano pipistrelle and whiskered bat. It was located approximately 4.8km south of the site boundary.

3.2. PRELIMINARY ROOST ASSESSMENT

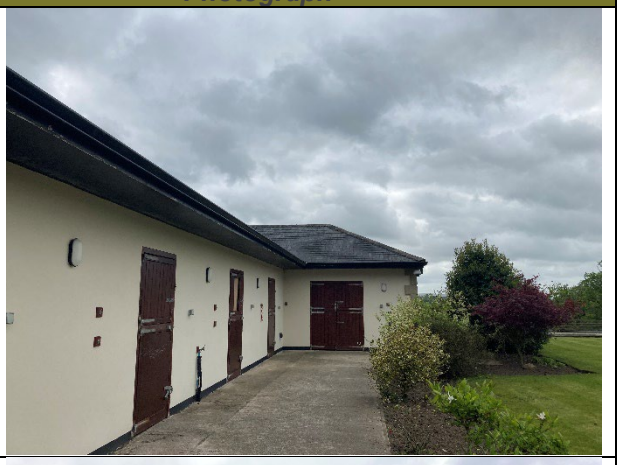
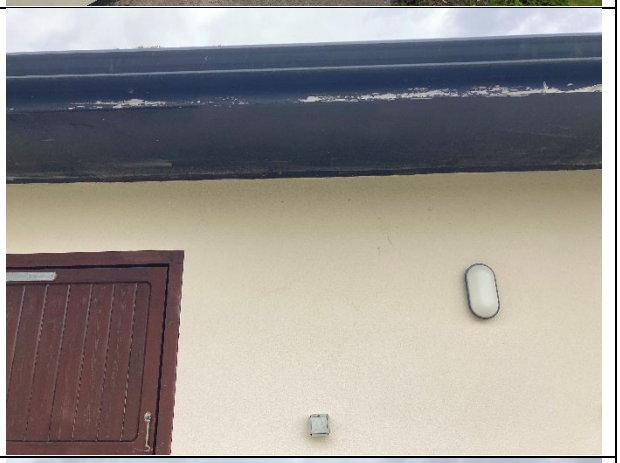
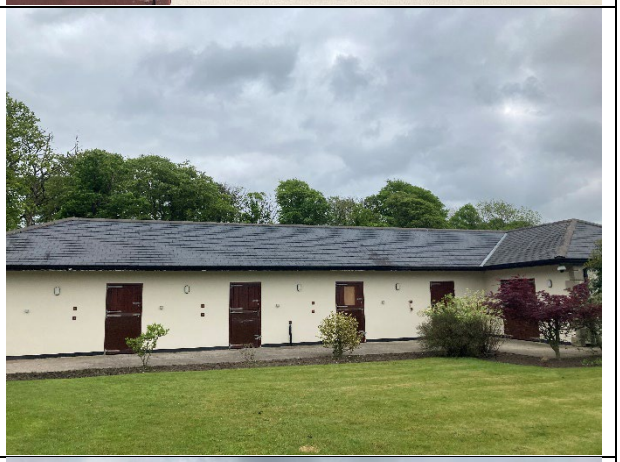
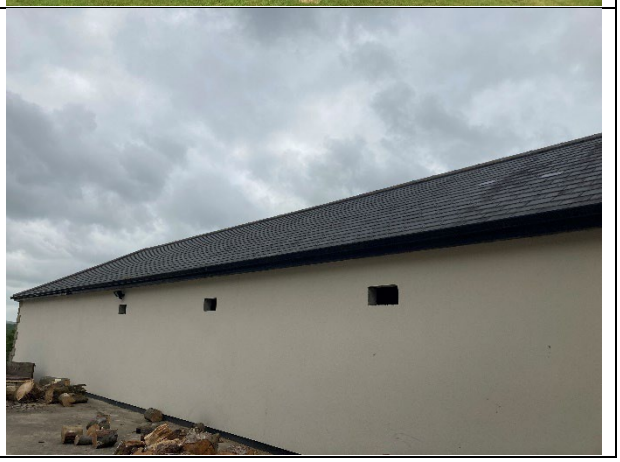
3.2.1. The site comprised two recently built, stable buildings located to the east and west of a larger residential home. The stables were single-storey, with rendered and painted walls on all aspects. Multiple stable doors were present which were all well-sealed and tight to the frame and would not provide potential access to the internal aspect of the buildings. Holes were present on the buildings, where it appears windows should be and would provide potential access to the internal aspect.

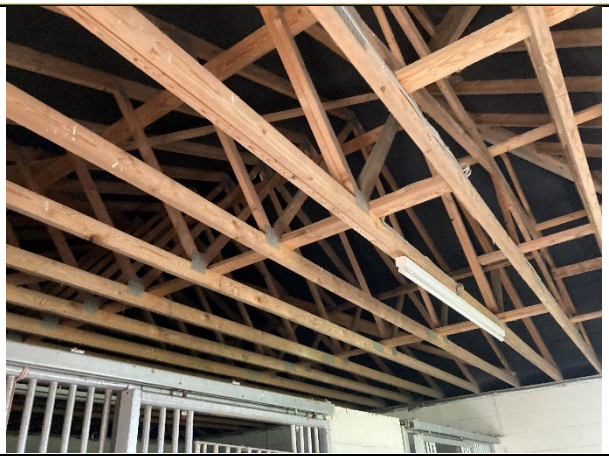
3.2.2. The roofs were pitched, constructed of slate tiles and roofing felt, supported by thin wooden beams. The roof was in good condition on both buildings, and no tiles were lifted, missing or broken. Whilst plastic air filtration devices were present under the ridge tiles, sealing the ridge tiles across it's extent. Overhanging eaves were present on both buildings, which were well-sealed with no PRFs observed.

3.2.3. Internally, both building walls comprised exposed breeze blocks, where no crevices were present. In addition, the roof structure was exposed, however no PRFs were observed in relation to the timber beams as they were sealed with metal and considered too thin to support a roosting bat. In addition, the roofing felt was in good condition across both buildings, and would not provide a suitable PRF.

3.2.4. Please refer to Table 3.1 for photographs.

Table 3.1 Building Photographs

Feature	Photograph
Both buildings were of similar construction and condition, comprising stables.	
The overhanging eaves were well-sealed with no potential access points or PRFs observed.	
Eastern stable block.	
Potential access point relating to gaps in the wall	

Exposed roof structure with thin timber beams	

3.3. SUMMARY

3.3.1. The site is located in an agricultural area, located in proximity to habitats anticipated to be foraging and commuting habitats. The residential building was found to be in a good condition, with no PRFs present. As such, the building was assessed as having **negligible bat roosting potential**.

4. RECOMMENDATIONS

4.1.1. Both buildings were assessed as having negligible bat roosting potential. As such, no further surveys or mitigation relating to bats is deemed necessary for the proposed development to proceed.

4.1.2. The following recommendations are to be considered within the scheme to minimise impacts of lighting. The recommendations are as follows:

- Keep external lighting to minimum levels.
- Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin).
- Light placement should be downward facing to prevent excess horizontal or vertical light spill.
- The use of integrated fittings such as cowls, shields, louvres and hoods, that effectively contain light spill from unintended areas.

5. SUMMARY

5.1.1. The objectives of the PRA were met as summarised:

- Identify any areas of bat roosting potential within the building
- Assessed the value of the building for roosting bats as having negligible bat roosting potential.
- Further surveys are not deemed necessary for the development to proceed.

6. BIBLIOGRAPHY

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