



**PRELIMINARY ECOLOGICAL APPRAISAL
BAT RISK ASSESSMENT**

**THE HEALINGS
WEST BRADFORD,
LANCASHIRE
BOM-RSC-21-37
FEBRUARY 2025**

Bombus Ecology
50, Mackie Drive
Guisborough
North Yorks
TS14 6DJ

PRELIMINARY ECOLOGICAL APPRAISAL
BAT RISK ASSESSMENT
THE HEALINGS
WEST BRADFORD ROAD,
WADDINGTON
LANCASHIRE,
BB7 3JE

GRID REF
SD 73562 44016

REPORT FOR
MR ASHLEY ROSTRON

Quality Assurance

Version	Prepared by	Date	Checked by	Date	Approved by	Date
R1	David Pollard	04/03/2022	Clare Pollard	05/03/2022	Sarah Woods	05/03/2022
R2		David Pollard			04/04/2023	
R3		David Pollard			01/09/2023	
R4		David Pollard			21/02/2025	

This report is intended to provide an accurate description of findings from survey work undertaken on the date shown in the report; however, it cannot fully account for any changes to site conditions following the completion of the survey work due to activities carried out on site or the dynamic nature of the natural environment. All work carried out by Bombus Ecology is subject to our Terms and Conditions.

The report has been produced in accordance with current best practice guidelines

Contents

1. Introduction	4
2. Site Context	7
3. Methodology	8
4. Results	12
5. Conclusion and Recommendations	17
6. Site Images	19
7. Bibliography and References	22

1. Introduction

1.1: Due to a series of legal protections, it is illegal to cause disturbance or harm to many species across the whole of the UK, including nesting birds, bats of all UK species, great crested newts, badgers and many others. In order to determine the possible impact that development works or other land management proposals may cause, an ecological assessment is necessary to identify the species using the site, ways in which these species may be at risk, and potential avoidance, mitigation or compensation measures required during the planned works on site. The aim of this report is to provide the above listed information and to inform future works taking place on the proposed site, in terms of habitat protection and ecological enhancement (biodiversity net gain).

LEGISLATION

1.2: Within the UK, there is a suite of environmental legislative acts concerned with the protection, conservation and enhancement of the ecological and environmental factors present within our rural and built environments. The Wildlife and Countryside Act (1981) is the primary legislation for protection of wildlife within the UK and refers to the treatment and management of protected species listed as Schedule 1 (birds), 5 (mammals, reptiles, fish and invertebrates) and 8 (plants). Section 9 is arguably the most important part of the legislative act, as it states 'It is an offence to intentionally kill, injure, or take a scheduled species that is living wild at the time; to possess a scheduled species; to damage, destroy or obstruct access to the place of refuge used by the protected species.'

1.3: The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 is the English enactment of European legislation and provides similar but subtly different protection for species listed on Schedules 2 and 4 of those regulations. A recent change in this legislation means that the provisions of this act now complement those of the Wildlife and Countryside Act more. Species to which these provisions apply are the European Protected Species, examples of this include any of the Bat species within the UK and Great Crested Newts. Activities that might cause offences to be committed can be legitimised by obtaining a licence from the relevant statutory body.

1.4: All British bat species are listed on Schedule 5 of the Wildlife and Countryside Act 1981 and are afforded protection under Section 9 of this Act. In addition, all British bat species are listed on Schedule 2 of The Conservation of Habitats and Species Regulations 2019 and are protected under Regulation 39 of these Regulations. They make provision for the purpose of implementing European Union Directive on the Conservation of Natural Habitats and of Wild Fauna and

Flora 1992, under which bats are included on Annex IV. The Act and Regulations makes it an offence, inter alia, to:

- Intentionally kill, injure, take (handle) or capture a bat;
- Intentionally or recklessly damage, destroy or obstruct access to any place that a bat uses for shelter or protection (this is taken to mean all bat roosts whether bats are present or not) – under the Habitats Regulations it is an offence to damage or destroy a breeding site or resting place of any bat; or
- Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection – under the Habitats Regulations it is an offence to deliberately disturb a bat (this applies anywhere, not just at its roost) in such a way as to be likely to affect its ability to survive, breed, reproduce, rear or nurture its young, or hibernate.

1.5: Badgers also have their own specific piece of legislation, the Protection of Badgers Act (1992), and there are other species that also have their own specific legislation.

1.6: Other important pieces of legislation that are important to protecting and conserving the environment as a whole within the UK and in some cases Europe include the Ramsar Convention on Wetlands (1971), Convention on the Conservation of Migratory Species of Wild Animals (1979), Convention on Biological Diversity (1992), The Countryside and Rights of Way Act (2000) and the Plant Health Act (1967, amended 2008). This is by no means an exhaustive list, but these are the most important legislations with regards to the ecological protections of the UK countryside.

BIOSECURITY

1.7: Biosecurity is important when entering any land, or other premises where there is a risk of spreading pests. Primarily, the goal of biosecurity is to prevent, control and/or manage risks to life and health. Food safety, zoonoses, the introduction of animal and plant diseases and pests, and the introduction and management of invasive alien species are all possible aspects relating to biosecurity, and it is of vital importance that measures are taken to prevent the spread of disease, loss of biodiversity and introduction of pests and pathogens.

1.8: Biosecurity measures are a series of precautionary steps designed to reduce the risk of transmission of harmful organisms. Good biosecurity practice refers to ways of working that minimise the risk of contamination and the spread of pests and invasive plants. The term pest in this case should be taken to include all invertebrate, bacterial or fungal organisms that are harmful.

1.9: When conducting all on site survey work, appropriate biosecurity measures are employed to prevent breaches of biosecurity and the potential spread of harmful pests and disease. A detailed brief on our biosecurity measures and qualifications is available on request.

2. Site Context

- 2.1: The site, known as The Healings, is located at West Bradford Road, Waddington Lancashire BB7 3JE at Grid Reference SD 73562 44016 (Figure 1). This can be accessed directly West Bradford Road. The plans for this site include the redevelopment of a single building to create a dwelling.
- 2.2: Bombus Ecology was commissioned to carry out a Preliminary Ecological Appraisal/Bat Risk Assessment of the Healings, in order to identify the current ecological value of the site and any potential issues that will need to be mitigated or compensated for as a result of the planned works, , as well as providing the basis for a suite of ecological habitat enhancement which is a key aim of the project.



FIGURE 1. Surveyed area indicated by the red line above with target building in blue.

3. Methodology

- 3.1: During the course of our Preliminary Ecological Assessment, we use two main methods of survey: field based and computer based. When conducting these surveys we ensure that we adhere to all guidelines set out by the appropriate expert bodies, including Natural England, the Bat Conservation Trust, The British Trust for Ornithology and the Amphibian and Reptile Conservation Trust to name a few. In accordance with best practice, levels of wildlife disturbance caused when conducting these surveys are kept to an absolute minimum and appropriate biosecurity measures are assessed and put in place.

FIELD SURVEY

- 3.2: The field-based survey consists of an initial walkover survey conducted over the proposed site to identify the presence of any protected species or habitats, as well as to identify any invasive species that may be present and any possible detrimental impacts on site that the proposed works may cause. Any ponds and watercourses within the immediate vicinity of the site would also be assessed for their value to protected species, and if deemed necessary a habitat suitability index would be carried out. Through this initial field-based survey, the need for further species specific surveys would be confirmed and it would also be determined if any alternate biosecurity methods would be necessary for future site visits.

COMPUTER BASED SURVEY

- 3.3: The computer based survey is carried out using data sets from open source resources such as OpenStreetMap, the Ordnance Survey OpenData, the governmental open data download portal and the Multi-Agency Geographical Information for the Countryside web portal (MAGIC) which collates datasets from a wide variety of governmental and non-governmental organisations including DEFRA, Historic England, the RSPB, the Forestry Commission and the Environment Agency to name a few. Designated areas within the near vicinity of the site are important to know in case of any impact that may be caused through the planned future use of the site and any proposed works to take place. From this information, a landscape scale map is produced using geographical information services (GIS) software to illustrate and investigate the distances and geographical barriers between the site and the designated areas, in order to determine any potential impacts.

PROTECTED SPECIES SURVEY

- 3.4: Based on the habitats present, the site was assessed with particular regard to determining the presence or otherwise of badgers (*Meles meles*), bats, great crested newts (GCN) (*Triturus cristatus*), nesting birds, and reptiles. An overview of the survey methods used is outlined below.

3.5: Badgers:

An assessment of the site and surrounding habitats (where access was available), with a focus on any areas of dense vegetation, was carried out in order to identify any evidence of badgers, including:

- the presence of any setts
- well-used runs/tracks
- supplementary evidence, such as hairs or prints
- badgers themselves

Any badger holes found during the survey were classified in accordance with standardised survey guidelines (Harris *et al.*, 1989), being grouped into setts, where applicable, and categorised in terms of the type of sett (in descending order of significance: main, annexe, subsidiary, outlier) and the level of use of each hole (well-used, partially-used, disused).

3.6: Bats:

An assessment of the target building was carried out to identify the presence of any Potential Roosting Features (PRFs) for bats, and/or evidence of roosting bats, following the guidelines provided by the Bat Conservation Trust (BCT) (Collins, 2023). An external inspection of the building was carried out, focussing on features that may provide roosting opportunities or access points to roosting features internally, such as the roofing materials, soffits, fascias, barge boards and any lead flashing if present. An internal inspection was also carried out for any evidence of bats. The target building is categorised in accordance with BCT guidelines, detailed in Table 1 below.

Features that are symptomatic of bat use include bat droppings in around or below an entrance hole, staining around an entrance hole, small scratches around an entrance hole, audible squeaking at dusk or in warm weather, smoothening of surfaces around the cavity of an entrance hole and the distinctive smell of bats. The bat risk assessment was completed using ladders, binoculars and a powerful torch. An endoscope was also available to check any small gaps/cracks for evidence of bats.

A preliminary ground level roost assessment of any trees if present within an impact zone or directly adjacent to the barns was also carried out to identify the presence of any PRFs for bats, such as split bark, woodpecker holes and other cavities for bats and/or evidence of roosting bats. All trees assessed were categorised in terms of their value in accordance with the current Bat

Conservation Trust (BCT) survey guidelines 4th Edition (Collins, 2023), shown in Table 1.

Table 1. Guidelines for assessing bat roosting potential of structures and trees

Suitability	Habitat description	Further action required?
Negligible	Negligible habitat features on site likely to be used by roosting bats.	No further bat risk assessment effort or bat activity surveys are required.
Low	A tree of sufficient size and age to contain PRFs, but with none seen from the ground or features seen with only very limited roosting potential.	Trees: No further bat risk assessment effort or bat activity surveys are required.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection conditions and surrounding habitat, but unlikely to support a roost of high conservation status.	Two bat activity surveys are required to determine whether the structure or tree is being utilised by roosting bats; this should be comprised of one dusk and one dawn survey. One survey must occur between May and August.
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 potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Three bat activity surveys are required to determine whether the structure or tree is being utilised by roosting bats; this should be comprised of one dusk and one dawn survey, with an additional survey (either dusk or dawn). Two surveys must occur between May and August.

3.7: Great Crested Newts:

An assessment of the habitats present on the site was carried out in order to determine their suitability to support GCN and any natural or artificial refugia (such as logs, stones, discarded building materials etc.) present were also lifted to check for the presence of GCN.

3.8: Nesting Birds:

The habitats on site were assessed to determine their suitability for nesting, with a check carried out for the presence of any active nests or any evidence of nesting behaviour.

3.9: Reptiles:

The assessment for reptiles followed a similar methodology to that for GCN, with an assessment of the habitats present carried out to determine their suitability to support reptiles, and with any refugia lifted to check for the presence of reptiles or evidence of reptiles, such as sloughs (shed skins).

3.10: Other Wildlife:

In accordance with good practice, the site was checked for the presence of any other protected/notable species, with a regard to any other species highlighted in the desktop study.

3.11: Invasive Species: The site was also surveyed for the presence of any invasive, non-native flora or fauna.

4. Results

- 4.1: The survey was carried out on the 13th of January 2022 by Director of Ecology David Pollard BSc (Hons) MRSB and was assisted in this commission by Principal Ecologist Sarah Woods BSc (Hons) MSc AMRSB MRES and Assistant Ecologist Holly Pollard. Due to delay in planning system the site was revisited on 1st September 2023 and again 18th February 2025.
- 4.2: The weather conditions at the time of the initial survey were cold, overcast and breezy with a temperature of 11° C, and as such were suitable for this initial walkover survey. Whilst it is recognised the survey was carried out outside the vegetative growing season, the surveyor is confident of identifying most of the flora in a vegetative state using Poland et al 2020. There were no constraints with regards to access on the site. All survey and biosecurity guidelines were adhered to. The results of the field and computer-based study are as listed below.
- 4.3: The site was revisited 1st of September and the weather conditions were overcast with sunny intervals with a temperature of 17° C.
- 4.4: The site was revisited again on 18th February 2025 to ascertain any changes to the site and the weather conditions were overcast with sunny intervals with a temperature of 9° C.

ECOLOGICAL FEATURES ON SITE

- 4.5: The site consists of a large workshop surrounded by Nissen style buildings and a couple of wooden sheds all situated on a hard standing. The hard standing is surrounded by tall ruderal type vegetation and a hedgerow running on the western border. South of the hard standing there is a small pasture field with post and wire fencing.
- 4.6: The target building is the large workshop and it's construction is steel framed and breezeblock with a corrugated metal roof with skylights. The workshop was further subdivided internally. There was no signs of bats or any potential roosting features. The amount of ambient light from skylights is also sub optimal for bats.
- 4.7: On the follow up survey nothing had changed the building remains sub optimal for bats due to its construction i.e. metal roofs and a lack of PRF's and the amount of ambient light inside the building.
- 4.8: Around the large workshops are smaller workshops constructed out of bricks with a semi-circular corrugated asbestos roof with skylights. Again, there was no sign of bats with roof construction and ambient light being a factor.
- 4.9: The buildings were situated on a concrete surrounded by a gravel hardstanding. The whole site is bordered by post and wire/post and rail

fencing. With a hawthorn *Crateagus monogyna* dominated hedgerow running north to south down the western aspect and an hawthorn hedgerow with standard trees on the eastern aspect. Around the hard standing there are areas of tall ruderal type vegetation. The ruderal type species are represented by false oat grass *Arrhenatherum elatius*, Timothy grass *Phleum pratense*, rough meadow-grass *Poa trivialis* and cock's foot *Dactylis glomerata* were noted within the tall ruderals including broad leaved dock *Rumex obtusifolium*, yarrow *Achillea millefolium* with spear thistle *Cirsium vulgare*, creeping thistle *Cirsium repens*, dandelion *Taraxacum sp.*, and common sorrel *Rumex acetosa*.

- 4.10: Immediately adjacent to site is a grazed improved grassland field with perennial rye grass *Lolium perenne*, false oat grass *Arrhenatherum elatius*, cock's foot *Dactylis glomerata*, Yorkshire fog *Holcus lanatus*, creeping buttercup *Ranunculus repens*, white clover *Trifolium repens* and broad-leaved dock *Rumex obtusifolium*. This was extensively grazed at time of survey.

ECOLOGICAL FEATURES OFF SITE

- 4.11: The site is set in a wider agricultural landscape on the periphery of the village of Waddington. There are no ponds within 500m, a small stream runs along western edge.

PROTECTED SPECIES ON SITE

- 4.12: Badgers

Badgers are likely to use the pasture field on the periphery for foraging. There are no obvious setts in the close environs. Thus, badgers are not considered to be of material consideration in this development of this portion of land.

- 4.13: Bats

The target building on site is unsuitable for bats due to its construction, i.e., breezeblock with corrugated metal roofs with skylights no PRF's and too much ambient light.

The hedgerows bordering the field and associated landscapes have the potential to be a bat flight lines/foraging routes given the optimal foraging habitat close by and thus should be maintained and protected from light spill and noise disturbance.

- 4.14: Birds

The buildings, surrounding vegetation, hedgerows and trees offer numerous nesting opportunities for other common passerine species.

- 4.15: Great Crested Newts and Other Amphibians

Common amphibians including GCN could utilise the peripheries of site for foraging purposes. They will not forage on the intensively grazed field due to the threat of visible predation. There are no ponds within 500m.

4.16: Reptiles

The majority of the site is sub-optimal for common reptiles due to hard standing. Reptiles could utilise the hedgerows for commuting and foraging.

4.17: Invasive Species on Site

No invasive species, as listed on Schedule 9 of the Wildlife and Countryside Act, were recorded on-site at the time of the survey. However, grey squirrel *Sciurus carolinensis*. was noted within the woodland just off-site.

Computer-Based Study of Site

4.18: The computer-based study was carried out on a landscape wide scale, using open source GIS software to research and analyse any potential impacts to designated areas that may occur as a result of the planned works. The closest internationally designated site is the Langliffe Cross Meadows Special Area of Conservation (SAC), at 7.5 km to the north of the site. The nearest nationally designated site is the Cross Hills Quarry Local Nature Reserve (LNR) and lies 1.7 km northeast of the site.

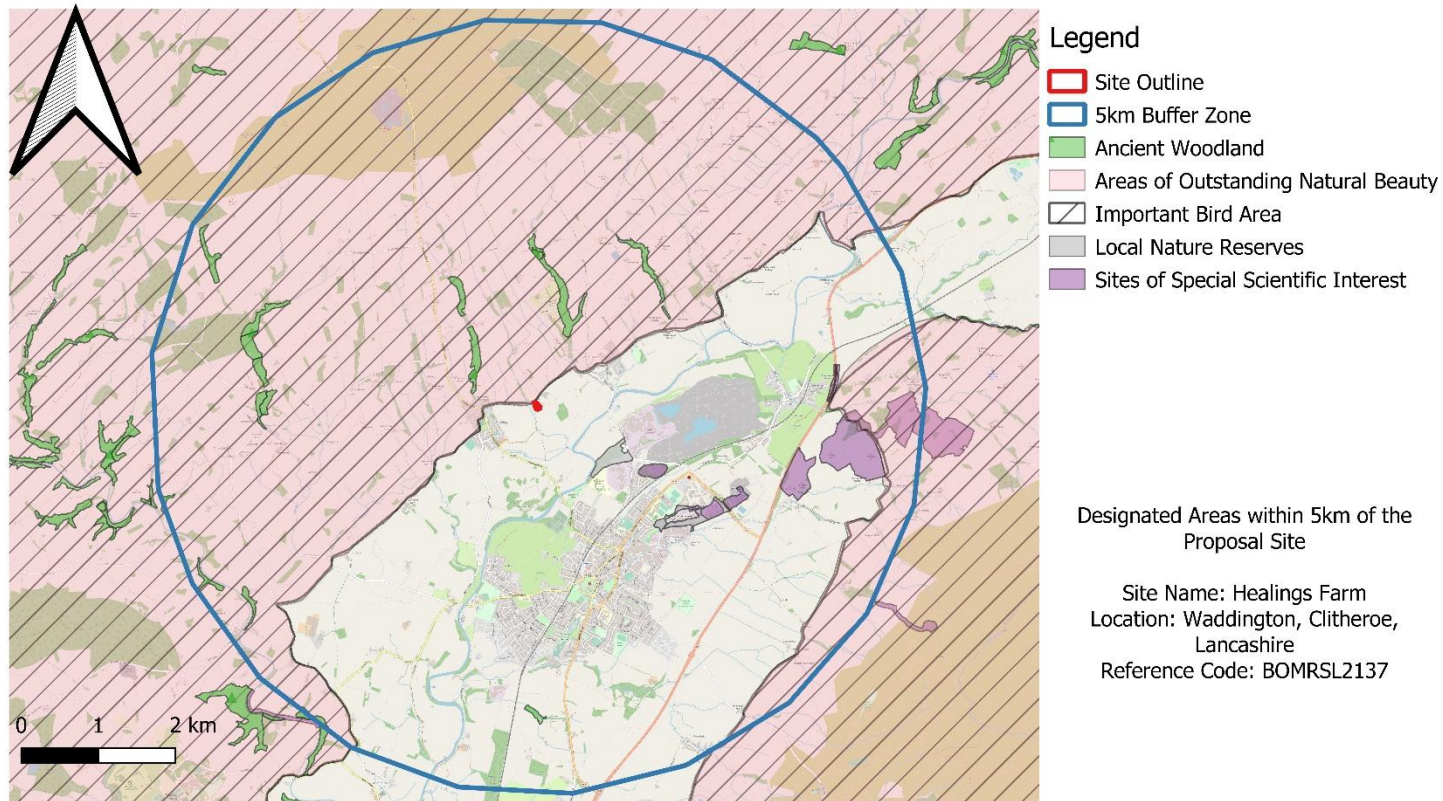
4.19: Due to the intrinsic compact nature of the proposed development, it is not thought there will be any impact on any local protected sites.

Table 2. Statutory Designated Sites within 5km of site

Designated area type	Site Name	Reference code	Reason for designation	Size (ha)	Distance from site (km)
Local Nature Reserves	Cross Hill Quarry	1008858	Geological	9.63	1.0
	Salthill Quarry	1009117	Geological	8.6	2.2
Sites of Special Scientific Interest (SSSI)	Coplow Quarry	1056374	Geological	5.23	1.5
	Salthill and Bellmanpark Quarries	1003791	Geological	17.64	2.2
	Clitheroe Knoll Reefs	1003768	Geological	117.5	3.3
	Hodder River Section	1056253	Biological	7.01	5.0
	Little Mearley Clough	1056389	Geological	5.87	5.0

Biological Records

4.1: Biological records were received from LERC Lancashire Environmental Record Centre There were 151 records of protected species ranging from 2000 to 2020 Containing 7 records of amphibian/reptiles from 5 species, 85 records from 37 species of birds, 9 records from 10 species of mammals, and 50 invertebrate records predominantly Lepidopteran.



Bombus Ecology - Unique by Nature

Principal Ecologist: sarah@bombusecology.co.uk
 Director of Ecology: david@bombusecology.co.uk
 Working all over the UK, with our offices based in Cumbria and North Yorkshire

Figure 2 Statutory Protected Sites within 5km

5. Conclusion and Recommendations

- 5.1: The target building at the Healings was deemed to be of negligible potential for roosting bats on the 13th of January 2022 and there was no change noted on 1st September 2023, and as such no further surveys will be required for this site.
- 5.2: On the 18th of February the target building is still deemed to be of negligible potential for roosting bats due to construction and ambient light
- 5.3: Based on the findings from both of the surveys carried out as part of this Preliminary Ecological Appraisal, Bombus Ecology Ltd would recommend the following:

MITIGATION

- 5.4: Ideally, any vegetation removal should take place outside the nominal bird breeding season (March to August) If this is not achievable then the ecologist will provide advice and potentially a watching brief.
- 5.5: In the very unlikely event, a bat is found during the redevelopment of the house, work should cease on that section and the Ecologist at Bombus Ecology informed will provide a watching brief and method statement.
- 5.6: It is recommended that a wildlife-friendly, low-level lighting scheme should be adopted during and post-development to minimise disturbance to any nocturnal wildlife using the peripheries of site, such as bats foraging along the site boundaries. Further details can be obtained from the ecologist.

ENHANCEMENT

- 5.7: Emerging Government policy supports the pursuit of measurable net gains for biodiversity. The Environment Bill includes a requirement of 10% for biodiversity net gain on all development sites.
- 5.8: Looking at the proposal there is the potential for measurable net gains in excess of 10%.
- 5.9: The following measures are recommended to achieve the required biodiversity gain:
- Incorporation of bird or bat boxes across site providing extra potential roosting/nesting resource for a number of common species of bat/birds, thus improving biodiversity.

- Replanting of a range of ruderal type plants and scrub that will attract pollinators along the periphery.
- Landscape planting of trees that provide nectar, fruit or nuts i.e. rowan *Sorbus acuperia*, hornbeams *Sorbus sp.* blackthorn *Prunus spinosa*, hazel and crab apple *Malus sylvestris*.

FURTHER SURVEYS

5.10: No further survey work is required at the Healings site.

6. Site Images



Image 1 South across site to large workshop (target building) and nissen type sheds



Image 2 Another view of smaller sheds



Image 3 Internal structure of Image 2 with ambient light from skylights



Image 4 Internal structure of large workshop target building



Image 5 Looking north through the various buildings



Image 6 Internal structure with ambient light

7. Bibliography and References

1. Britain, G. The Protection of Badgers Act. *London Station. Off.* (1992).
2. Wildlife and Countryside Act, W. and C. Public General Acts—Elizabeth II. (1981).
3. Bromley, M. P. *Countryside management*. (Taylor & Francis, 2013).
4. Hobbs, R. J. *Invasive species in a changing world*. (Island Press, 2000).
5. Beebee, T. J. C. & Griffiths, R. A. Amphibians and Reptiles: A Natural History of the British Herpetofauna, *The New Naturalist*. (2000).
6. Corlett, R. T. Restoration, reintroduction, and rewilding in a changing world. *Trends Ecol. Evol.* **31**, 453–462 (2016).
7. Hayhow, D. B. *et al.* State of nature 2019. (2019).
8. Committee], J. [Joint N. C. Handbook for Phase 1 habitat survey—a technique for environmental audit—revised reprint. (2003).
9. McLeod, C. R. *et al.* The Habitats Directive: selection of special areas of conservation in the UK. *Jt. Nat. Conserv. Committee, Peterbrgh.* (2005).
10. Gilbert, G., Gibbons, D. W. & Evans, J. *Bird Monitoring Methods: a manual of techniques for key UK species*. (Published by the RSPB in association with British Trust for Ornithology, 1998).
11. Kirby, P. *Habitat management for invertebrates: a practical handbook*. (RSPB, 1992).
12. Batten, L. A., Bibby, C. J., Clement, P., Elliott, G. D. & Porter, R. F. *Red data birds in Britain*. (A&C Black, 2013).
13. Edgar, P. & Bird, D. R. Action plan for the conservation of the crested newt *Triturus cristatus* species complex in Europe. *Counc. Eur. Union, Strassbourg, Ger.* 1–33 (2006).
14. Nature, E. Great crested newt mitigation guidelines. *English Nature, Peterbrgh.* 55 (2001).
15. (London), B. C. T. & Hundt, L. *Bat surveys: good practice guidelines*. 4th Edition (Bat Conservation Trust, 2023).
16. Mitchell-Jones, T. *Bat mitigation guidelines*. (External Relations Team, English Nature, 2004).
17. Subcommittee, T. P. of B. R. G., Sheffield, S. R., Shaw, J. H., Heidt, G. A. & McClenaghan, L. R. Guidelines for the protection of bat roosts. *J. Mammal.* 707–710 (1992).
18. Poland, J. & et al (2020). Vegetative key to the British Flora. 2nd Edition (Botanical Society of the British Isles,).
19. Oldham, R. S., Keeble, J., Swan, M. J. S. & Jeffcote, M. Evaluating the suitability of habitat for the great crested newt (*Triturus cristatus*). *Herpetol. J.* **10**, 143–156 (2000).
20. HMSO. The Conservation of Habitats and Species Regulations. (2019).