

Matthew Buckle
Miller Homes
Hawthorn House
Woodlands Park
Ashton Road
Newton le Willows
WA12 0HF

ERAP (Consultant Ecologists) Ltd ref: 2017-128c
Blackburn with Darwen Council reference: 10/16/1398

12th January 2018

Dear Matthew,

RE: Roe Lee Farm, Sandringham Close, Blackburn BB1 8QJ: Condition 12: Biodiversity and Enhancement Report

Further to our recent correspondence, this letter and the appended plan has been prepared to satisfy the requirements of Condition 12 of the planning consent for the above site which states:

“Prior to first occupation of the development a biodiversity enhancement and mitigation report shall be submitted to and approved in writing by the Local Planning Authority. The report shall include all measures of habitat conservation and enhancement necessary to mitigate the impact of the development. The development shall be undertaken in accordance with the approved details”.

To satisfy the requirements of the planning condition, this letter and the appended plan provide:

- a. A summary of the baseline ecological status at the site;
- b. A summary of the measures applied prior to and during site clearance and construction activities to protect biodiversity;
- c. An outline of the measures applied during the design of the site to conserve opportunities for biodiversity; and
- d. Detailed specifications of the provisions and opportunities for biodiversity that have been / will be incorporated into the re-development scheme.

a. Baseline Ecological Status

2016

The planning application (reference 10/16/1398) was informed by an Ecological Assessment (TEP, 2016) which included a comprehensive daylight preliminary bat roost assessment of the buildings and trees within the site.

The report concludes that no statutory or non-statutory designated sites for nature conservation will be affected by the proposed development.

No evidence of relevant protected species was found at the site in 2016. The 2016 Ecological Assessment reports that evidence of use of the buildings by nesting birds and recommendations in relation to the appropriate timing of site clearance to avoid the bird nesting season were specified.

To comply with relevant survey guidance and best practice further bat emergence / dawn re-entry surveys at specific buildings and a single tree (Tree 1) were recommended prior to demolition / felling.

2017

An updated licensed bat survey was carried out at the site by ERAP (Consultant Ecologists) Ltd in May and June 2017 (ERAP (Consultant Ecologists) Ltd, June 2017).

No bats or evidence of the previous use of the buildings by roosting bats was found during the daylight bat surveys carried out in May 2017.

No bat emergence or re-entry activity occurred at the surveyed on-site buildings and tree T1 during the surveys in May and June 2017.

No evidence of use of the buildings by barn owl (a protected species) was found.

The following recommendations were made in relation to the redevelopment:

- Guidance on the best practice procedure for the demolition of the buildings and felling of tree T1;
- Measures for the enhancement of bat roosting opportunities at the site in the long-term;
- Sensitive use of artificial lighting at the redeveloped site to ensure the site and surrounds remain suitable for the attraction of foraging bats and other wildlife; and
- Mandatory actions for the protection of nesting birds and implementation of compensatory nesting and feeding opportunities.

The recommendations have been accommodated into the site design and have been implemented during site preparation works, as outlined below.

b. Protection of Biodiversity Prior to and During Site Preparation and Clearance Works

Nesting Birds

It is confirmed that demolition and site clearance works commenced in mid-November 2017 and were completed in the winter period and outside the bird nesting season; therefore no pre-commencement inspections for nesting birds were necessary.

Tree T1 (Ash)

The Ash tree (T1) was removed in accordance with the measures described in Section 5.2 of the Updated Bat Survey (ERAP (Consultant Ecologists) Ltd, June 2017) on 15th November 2017 under the supervision of Victoria Burrows (Natural England licensed bat surveyor). No roosting bats or evidence of previous use of Tree 1 by roosting bats was found. A summary of the actions carried out is presented in our letter to Miller Homes dated 15th November 2017.

Buildings

It is understood that the building demolition works were carried out in accordance with the guidance at Section 5.2 of the Updated Bat Survey (ERAP (Consultant Ecologists) Ltd, June 2017). We received no correspondence from the site contractor in relation to the unforeseen discovery of a bat or a suspected roost.

c. Site Layout Design

The following features have been incorporated into the site layout to achieve a sensitively designed residential scheme:

- a. Contiguous rear gardens to maximise opportunities for wildlife to move through the residential area;
- b. Use of native species in the landscape planting scheme, see below; and
- c. Protection of trees and shrubs outside the site boundary and the avoidance of shading over the off-site vegetation by inclusion of a non-developed buffer around the site perimeter (i.e. gardens and public open space only).

d. Measures and Opportunities for the Conservation and Enhancement for Biodiversity

All recommendations for the conservation and enhancement of biodiversity at the site and local area are appropriate to the geographical area, the habitats in the wider area, the wildlife present in the local area (and likely to use the site post-construction) and take into consideration the end use of the site as a residential development.

Landscape Planting

The following principles and specifications have been incorporated into the Landscape Planting Plan (TEP drawing number: D6206.001D Rev D dated September 2017) to maximise opportunities for biodiversity typically associated with the local area and residential developments:

- a. Maximised use of native species such as Elder, Hawthorn; Hazel, Blackthorn, Guelder Rose, Field Maple and Holly in the hedgerow and shrub planting mixes;
- b. Selection of berry and blossom producing species that will provide feeding opportunities for invertebrates and other fauna such as bats and birds;
- c. Where use of native species is not feasible, species known to be of value for the attraction of wildlife have been selected, for example flowering species for the attraction of insects such as bumblebees such as *Hebe*, *Lavender* and *Viburnum*;
- d. Avoidance of use of invasive species and species listed on Schedule 9 of the *Wildlife and Countryside act 1981* (as amended);
- e. Use of native trees such as Silver Birch, Rowan, Pear and Apple in the gardens (front and rear) to provide 'stepping stones' and, as they mature, to maximise habitat connectivity through the redeveloped site;
- f. Inclusion of native hedgerows to demarcate specific areas and enhance habitat connectivity;
- g. Creation of a species-rich grassland meadow (RE1 Mix: Traditional Hay Meadow (MG5 Grassland)) and subsequent appropriate management to maximise floral diversity and opportunities for nectaring insects; and
- h. Planting of vernal bulbs to provide feeding opportunities for early insects such as queen bumblebees.

Landscape Management Plan

A Landscape Management Plan has been prepared for the site (TEP, September 2017). The preparation and implementation of the prescriptions and operations outlined in the Plan secures the long-term conservation and establishment of all areas of habitat creation and landscape planting (outside of private ownership).

The Plan identifies mandatory and best practice measures to be applied to protect flora and fauna and maximise the opportunities for biodiversity as part of the long-term management at the site. For example, avoidance pruning and selective felling of trees and shrubs in the bird nesting season and an appropriate cutting regime at the area of wildflower grassland to maximise flowering time and to permit the wild flowers to set seed.

Lighting

Paragraph 125 in Chapter 11 (conserving and enhancing the natural environment) of the National Planning Policy Framework (NPPF) states:

"By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation".

The lighting scheme to be implemented at the developed site will involve the use of appropriate products and screening, where necessary, to ensure no excessive artificial lighting shines over the retained habitats at the site boundaries and areas of landscape planting, as lighting overspill may deter use by wildlife such as foraging bats.

To avoid any adverse effects on sensitive receptors, the lighting scheme has been designed in accordance with the guidance and parameters outlined below and with reference to current guidance, namely:

- a. *Artificial lighting and wildlife. Interim Guidance: Recommendations to help minimise the impact of artificial lighting.* (Bat Conservation Trust, 2014); and
- b. *Bats and lighting: Overview of current evidence and mitigation guidance* (Stone, 2014).

All illumination will be located immediately adjacent to the identified area requiring illumination; no unnecessary or 'feature' illumination will be installed.

LEDs will be selected where appropriate to ensure that the illumination is directional and produces a narrow beam. Baffles and cowls will be used, where necessary, to avoid light spill into the sensitive areas.

Tall columns with lanterns at the top will enable illumination to be directed downwards at an acute angle which acts to reduce horizontal spill.

No illumination will be over a reflective surface (such as water or a light-coloured surface) which would act to reflect light upwards and contribute to an increase in the lux values.

Opportunities for Roosting Bats

Figure A, appended, details the specification of opportunities to be provided at the site for roosting bats and identifies the features that have been incorporated into the site, as part of good design, for the attraction of foraging bats.

Opportunities for Nesting Birds, including Priority Species

Figure A, appended, details the specification of opportunities to be provided at the site for nesting birds, including Priority Species and identifies the features that have been incorporated into the site, as part of good design, for the attraction of foraging birds.

I trust this letter is of assistance.

Please contact me if you have any queries.

Yours sincerely,



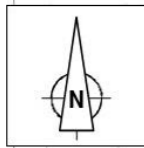
Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM
Principal Ecologist

Enc.

Figure A: Plan to Show Provisions for Nesting Birds and Roosting Bats

Documents referred to:

- Bat Conservation Trust. (2014). *Artificial Lighting and Wildlife: Interim Guidance: Recommendations to help minimise the impact of artificial lighting*. Retrieved from http://www.bats.org.uk/pages/bats_and_lighting.html
- ERAP (Consultant Ecologists) Ltd. (June 2017). *Roe Lee Farm, Sandringham Close, Blackburn. Updated Licensed Bat Survey*. Preston: ERAP (Consultant Ecologists) Ltd.
- Stone, E. L. (2014). *Bats and Lighting: Overview of current evidence and mitigation guidance*. Bristol: University of Bristol.
- TEP. (2016). *Roe Lee Farm Blackburn, Ecological Assessment*. Warrington: TEP.
- TEP. (September 2017). *Roe Lee Farm, Blackburn. Landscape Management Plan*. Warrington: TEP.



Protection of vegetation on the site boundaries for continued use by foraging bats and nesting birds.

Species-rich wildflower planting to provide additional opportunities for invertebrates and foraging bats and birds

Protection of vegetation on the site boundaries for continued use by foraging bats and nesting birds.

- Key**
- Existing Features
 - Trees retained
 - Proposed Features
 - Tree planting
 - Native shrub planting
 - Hedgerow planting
 - Specimen shrub planting
 - Ornamental shrub planting
 - Bull planting
 - Amenity grass
 - Species-rich meadow seeding

BIRD NEST BOXES (4)

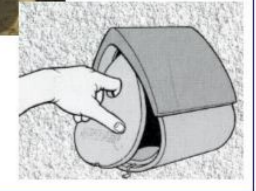
Recommended positions indicated by blue triangle

Position: To be positioned beneath the eaves

Product Specification: See images below.

<http://www.nhbs.com/title/158599/1mr-schwegler-avianex>

Management and Maintenance: Annual clearance of old nest material in the autumn. Front of box can be removed to facilitate this.



BAT ACCESS PANELS (8)

Recommended positions indicated by purple star

Position: Access panels to be positioned as close to the gable apex as possible.

Product Specification: See images below.

IBStock Bat Box B or C (or similar) <http://www.ibstock.com/kevington/eco-products/>

Or Habitat products: <http://www.habitat.co.uk/category/bat-boxes>



HOUSE SPARROW BOX (2)

Recommended positions indicated by orange diamond

Position: To be positioned beneath the eaves

Product Specification: See images below.

<https://www.nhbs.com/1sp-schwegler-sparrow-terrace>

Management and Maintenance: Annual clearance of old nest material in the autumn.



PLOT	BOX TYPE	ELEVATION	POSITION
1	Bat access panel	South	Just beneath gable apex at house
7	1 SP House Sparrow terrace	West	Beneath eaves at garage
9	Bat access panel	South-west	Just beneath gable apex at house
10	1 MR bird box	1 on south-west and 1 on north-east	Beneath eaves of garage
12	Bat access panel	South-east	Just beneath gable apex at house
18	Bat access panel	South-west	Just beneath gable apex at house
19	1 MR bird box	1 on south-west and 1 on north-east	Beneath eaves of garage
24	1 SP House Sparrow terrace	North-east	Beneath eaves of house
25	Bat access panel	South-west	Just beneath gable apex at house
26	Bat access panel	East	Just beneath gable apex at house
27	Bat access panel	East	Just beneath gable apex at house
30	Bat access panel	West	Just beneath gable apex at house

Base Plan Extracted From TEP 'Detailed Planting Plan' D6206.001D

Project Name: Roe Lee Farm, Sandringham Close, Blackburn

Title: Plan to Show Provisions for Nesting Birds and Roosting Bats

Scale: NTS **Drawing No.:** Figure A **Date:** January 2018

Central Grid Ref: SD 68321 30348 **Reference No.:** ERAP Ltd 2017/128c

Version: 1 (VB) 12.01.18



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