CHESTNUT COTTAGE, IPSWICH

Preliminary Roost Assessment Report

July 2022

Collingtonwinter
environmental

Report Control Sheet

Project Name: *Chestnut Cottage, Ipswich*
Project Reference: *CW20-437*
Report Title: *Preliminary Roost Assessment Report*
Report Reference: *CW20-437 RPT 001*
Printing Instructions: *Print at A4 Portrait, Double Sided.*

Rev	Date	Description	Prepared	Reviewed	Approved
1	20/07/2022	Draft report sent to Client for comment	CO	KB	OC

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1. INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Chris Dyson Architects to undertake a Preliminary Roost Assessment (PRA) at the site at Chestnut Cottage, Ipswich. This report has been produced to inform a planning application at the site.

1.1.2. The author of this report is Caitlin O'Connor, Ecologist at Collington Winter Environmental Ltd. This report is overseen by Olivia Collington, Director at Collington Winter Environmental Ltd. Olivia is highly experienced managing schemes and has produced many ecological reports to inform planning permission and holds a Class 1 Bat Licence.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site location is Chestnut Cottage, Kettlebaston, Ipswich, Suffolk, IP7 7QA. The River Brett is located approximately 930m south of the site boundary, with St. Mary's Church adjacent to the site in addition to other residential cottages on all aspects. The surrounding area consists of agricultural land and woodland.

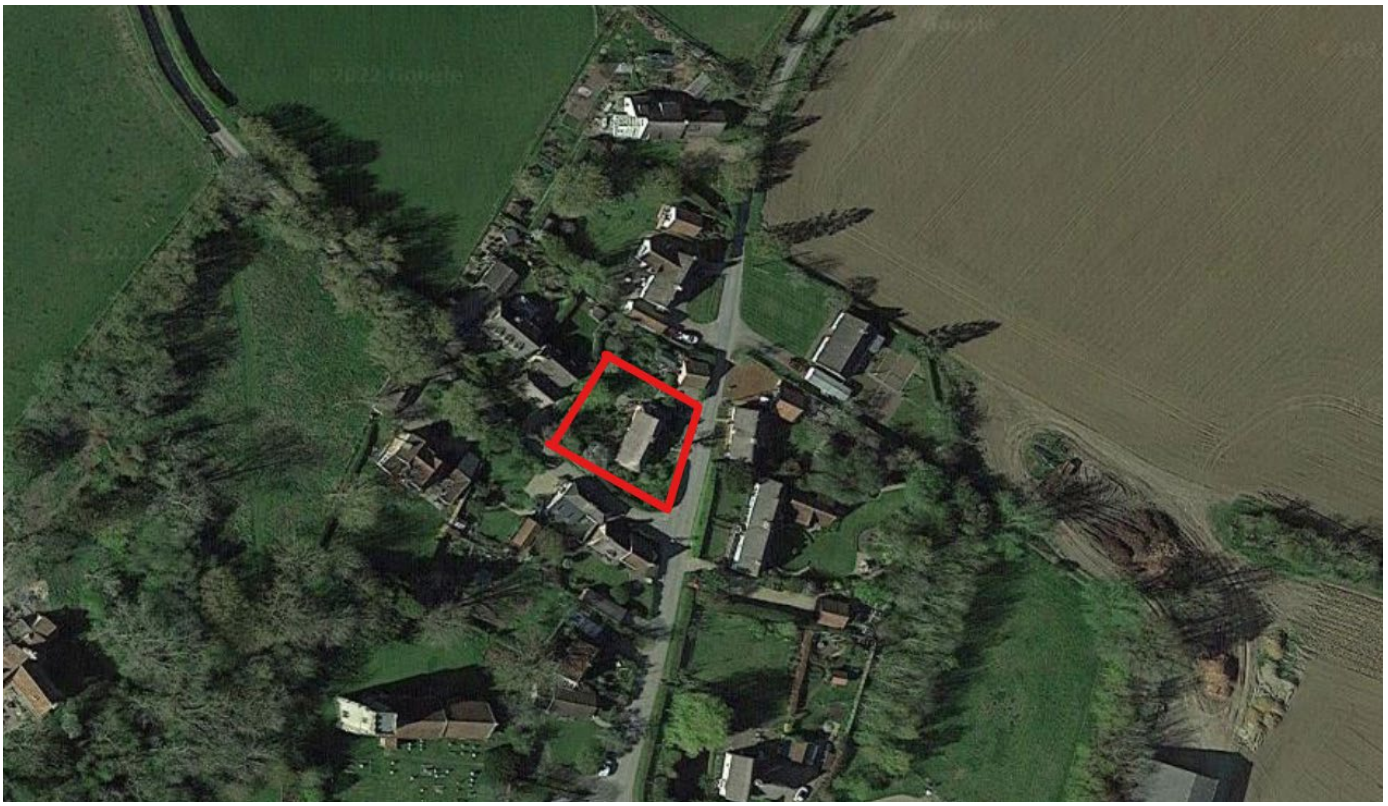


Figure 1.1 Site Location

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 14th July 2022 by Samuel Penrhyn-Lowe MZool.

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 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. There were no significant limitations to the survey.

3. SURVEY RESULTS

3.1. DESK STUDY

3.1.1. The site is located within Kettlebaston, a rural village and civil parish of Ipswich, surrounded by other residential cottages and agricultural land on all aspects. The presence of hedgerows and woodland may have commuting and foraging value for bats.

3.1.2. The River Brett and associated riparian habitats are located approximately 930m south of the site and is anticipated to be important resource for foraging and commuting bats within the area. Small waterbodies are located approximately 150m southwest and 140m southeast respectively. Hedgerows associated with agricultural fields may provide linear habitats for commuting and foraging bats.

3.1.3. Only one EPSL was identified within 5km of the site boundary. Licence number 2018-35769-EPS-MIT was located approximately 2.7km south from the site boundary allowed for the destruction of a resting place for brown long-eared bat (*Plecotus auritus*) and common pipistrelle (*Pipistrellus pipistrellus*) between 05/07/2018-31/03/2019.

3.2. PRELIMINARY ROOST ASSESSMENT

MAIN BUILDING

3.2.1. A two-storey building with rendered brick work and thatched roof. The external rendering was in good condition with no obvious crevices. The thatched roof was completely tight against the walls on all aspects of the building. Although small gaps were present in the straw, the nature of the thatching style meant that the gaps did not lead to anywhere or allow for internal access to the building. The roof is lined with fibreglass on the underside, providing unsuitable conditions for roosting bats.

3.2.2. All windows and doors were in good condition and completely sealed into the external walls. There is a small outcrop for a window on the eastern aspect of the building with tiling. The mortar was present across its extent, with no PRFs or potential access points observed.

3.2.3. A small single-story extension with a felt roof was present. It had fascia boarding which was flush to the wall, providing no suitable PRF or potential access points.

3.2.4. An internal inspection of the loft was completed, demonstrating the roof was supported by wooden beams, which may provide suitable roosting opportunities for bats. However, due to the thatched roof, no potential access points to the loft were identified, with no light gaps observed to indicate potential points. The remaining internal aspects comprised a used residential house, with plastered and painted with walls with no PRFs observed, and no potential access points.

3.2.5. Based on the no potential access points being identified and no external PRFs, the building was assessed as having **negligible bat roosting potential.**

GARAGE

3.2.6. Two door garage comprising rendered walls and a pitched tile roof. The rendering was in good condition, with no PRFs observed, whilst the garage doors were tight to the walls, providing no access points. The roof was in good condition, with no missing or broken tiles, whilst all mortar was intact in relation to the walls and ridge tiles.

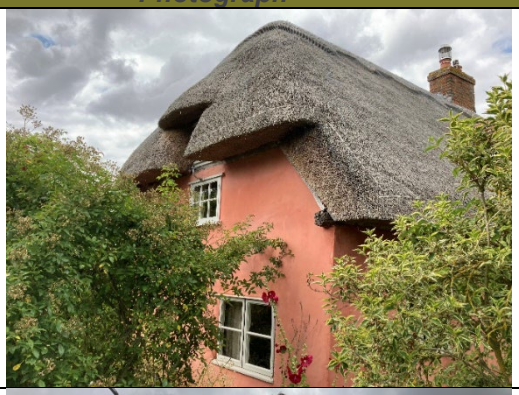
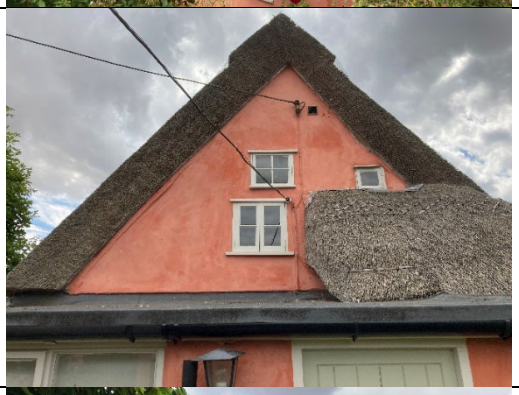
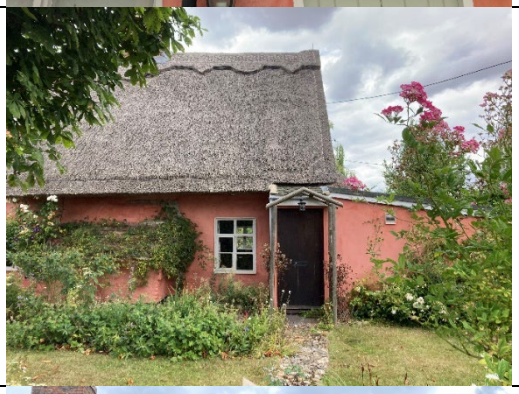
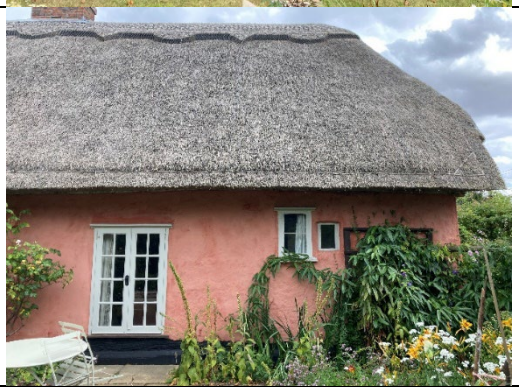
3.2.7. Based on the no potential access points being identified and no external PRFs, the building was assessed as having **negligible bat roosting potential.**

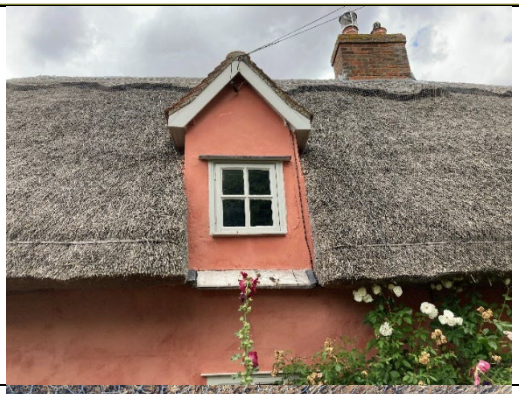
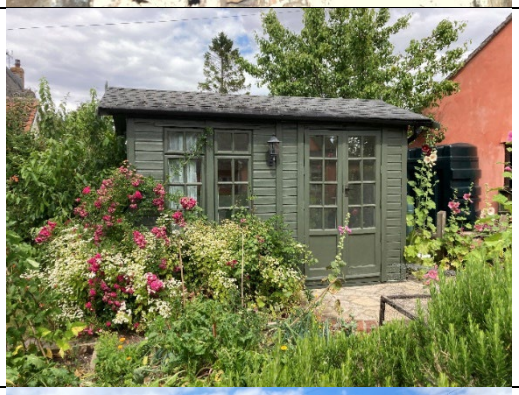
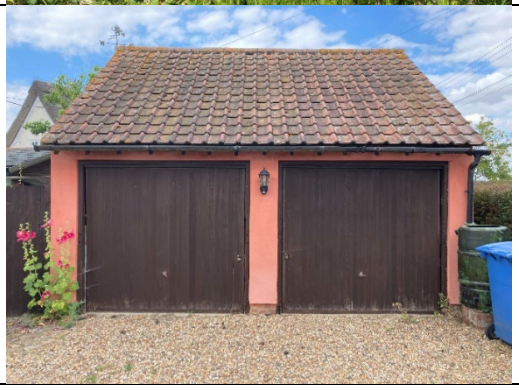
SHED

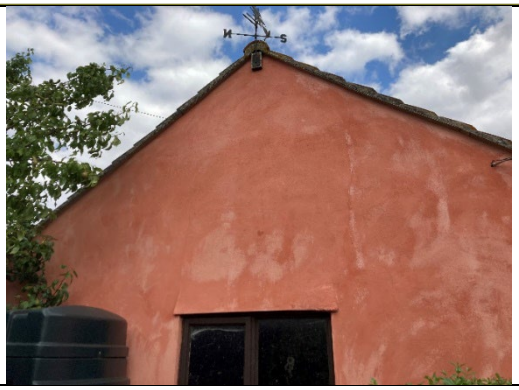
3.2.8. Wooden shed with a pitched roof, lined with roofing felt. No double layered materials were observed, to provide a suitable crevice or cavity. Whilst the extent of the building was well-sealed with no potential access points observed. As such, the building was assessed as having **negligible bat roosting potential.**

3.2.9. Please refer to Table 3.1 for photographs.

Table 3.1 Building Photographs

Feature	Photograph
Southern aspect of the building	
Northern aspect of the building with porch type extension.	
Eastern aspect of the building with front door.	
Western aspect of the building	

Tiled outcrop on the eastern aspect of the building, wasps were seen entering below the lower window-ledge.	
Underside of the thatched roof showing fiberglass lining blocking any potential crevices.	
Loft displaying brickwork and tight thatching.	
Garden shed, all woodwork tight with no crevices.	
Garage with good title work and no cracks under the drainpipe or around the door.	

Western aspect of the garage with a single window, tightly fitted to the building.	

3.3. SUMMARY

3.3.1. The buildings were found to be in good condition and was well-sealed across all aspects. As such, the buildings were assessed as having **negligible bat roosting potential**.

4. RECOMMENDATIONS AND SUMMARY

4.1. SUMMARY

4.1.1. No further surveys are deemed necessary to inform the proposed planning application due to the buildings being assessed as **negligible bat roosting potential**. No further mitigation is also required relating to the proposed development and roosting bats.

4.2. LIGHTING RECOMMENDATIONS

4.2.1. An External Lighting Scheme had not been produced on the writing of this report. As such, the following recommendations are to be considered, to minimise impacts of lighting. The recommendations are as follows:

- Keep site 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).
- Lighting should feature peak wavelengths greater than 550nm.
- 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.
- Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use.
- Column heights of lighting can be considered to minimise light spill.

5. BIBLIOGRAPHY

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