

BRN P/2012/0633

CHANGE OF USE OF EXISTING VIDEO STUDIO TO RESIDENTIAL: DEMOLITION OF OUTBUILDINGS AND CONSTRUCTION OF NEW STUDIO / WORKSPACE

REASONABLE AVOIDANCE MEASURES

For badgers, water voles, reptiles, nesting birds, and bats

1. Badgers

No setts were recorded in the Phase 1 Habitat Survey of September 2012, however a single sett was recorded just outside the survey site, more than 30m from Mill House studio.

1.1 RAM for Badgers.

Any deep excavations, such as for the new sewage treatment facility, will be covered at night or made safe by covering them. No works will be undertaken within 30m of the sett, the exact location of which is known to the developer, but not revealed in this document due to the sensitive nature of the information.

2. Water Voles

No evidence of water voles was recorded in the Phase 1 Habitat Survey of September 2012. The Wych Brook provides potentially suitable habitat although the likelihood that this species is present is considered to be low due to the known presence of mink.

2.1 RAM for Water Voles.

The area marked in blue on the attached Ecology Buffer Strip Location Plan will be fenced off from the rest of the works. No works will be undertaken in this area.

3.0 Reptiles

No evidence of reptiles was recorded in the Phase 1 Habitat Survey of September 2012. The Wych Brook provides potentially suitable habitat for grass snakes as they often hunt along watercourses.

3.1 RAM for Reptiles

The area marked in blue on the attached Ecology Buffer Strip Location Plan will be fenced off from the rest of the works. No works will be undertaken in this area.

4. Nesting Birds

The Phase 1 Habitat Survey of September 2012 concluded that the value of the survey site for nesting birds is considered to be moderate.

4.1 RAM for Nesting Birds

Any shrub clearance work will be undertaken outside the bird nesting period (March - August inclusive)

5. Bats

The Bat Emergence Survey carried out as an extension to the Phase 1 Habitat Survey of September 2012 discovered the presence of a small number of single male Pipistrelle bats (3 in total) in the Old Mill structure. The report concluded that these single males were roosting away from the maternity site, but that the Old Mill structure has the potential to be used as a hibernation roost. No bats were recorded emerging from Mill House Studio which is considered to be of no/limited potential value for roosting bats.

5.1. RAMS for Bats

5.1.1 No work will be undertaken in the area of the Old Mill Structure which is marked on the attached Site Layout Drawing as "No works to be undertaken in this area due to possible presence of bats"

5.1.2 While work is taking place on the conversion of Mill House Studio, care will be taken to avoid any work that could have an impact on the areas that could be used by bats.

5.1.3 Where roofing work is being undertaken, especially the creation of the window dormers to the front and rear elevations, controlled working methods will be adopted including careful

removal of roofing tiles. If at any time bats are encountered, the work will immediately cease and a bat ecologist contacted for further advice.

A handwritten signature in black ink, reading "Chris Smith". The signature is written in a cursive style with a large initial "C" and a long horizontal stroke extending to the right.

Chris Smith
15th November 2012