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Building Design Consultants
Rear of 1, Hereward Close
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21 December 2009

RE: Conditions 4 and 5, Planning Permission S6/2009/2273/FP

Dear Mr Nicholas,

Further to your email of 18th December 2009 and our telephone conversation this morning, I can confirm that Conditions 4 and 5 of Planning Permission S6/2009/2273/FP are not satisfactory in terms of the time restrictions faced by the owner of the property, Mr Vicary, to implement the bat mitigation strategy as detailed in our report dated 28th October 2009.

According to Condition 4, the Natural England Habitats Regulations Licence must be in place prior to the commencement of site clearance, demolition or construction works. According to Condition 5 of the same permission, works to the roof of the dwelling house must not be carried out from the 1st May and the end of August. At this point I feel it is important to clarify a number of issues detailed in the October 2009 report relevant to Conditions 4 and 5.

The status of Vine Cottage is assessed as being of medium (medium/high) conservation significance mainly due to the presence of a nursery colony of common pipistrelle bats and the presence of individual brown long-eared bats throughout the year. According to the Bat Mitigation Guidelines (Mitchell-Jones, A. 2004) there is therefore a requirement for "*Timing constraints. More-or-less like for like roost replacement. Bats not to be left without a roost and must be given time to find any replacement roosting sites. Monitoring for 2 years*". It is therefore necessary to construct the garage with compensation bat roost prior to the commencement of works to the existing roost within Vine Cottage. The current garage is not a bat roosting site and does not require a licence prior to demolition.

Including the preparation of the relevant paperwork, the estimated time required for the application to Natural England is approximately 60 working days. If Condition 4 remains as existing, the existing garage must be demolished and the new garage with compensatory bat roost above constructed, at an estimated timescale of approximately 10 weeks. At this stage, the estimated starting point for works on site would be approximately May/June 2010, thereby within the sensitive bat breeding season. If Condition 4 was altered to allow the works to the garage were to begin as soon as

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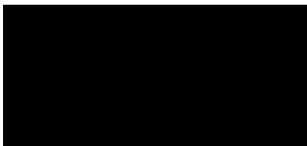
possible, whilst at the same time the application to Natural England were submitted, works could commence to the dwelling house as soon as the Licence is in place and the garage constructed and assessed to ensure its favourability, estimated to be the end of March/April. This is the ideal time to begin the process of bat exclusion within Vine Cottage, being after the bats emerge from hibernation but well before the gathering of females into maternity colonies.

Once the bats roosting within the roof have been excluded and the works to the roof are underway, the environmental conditions inside the house are likely to be rendered unsuitable for bats. Condition 5 should therefore be altered to state that no works should commence between the 1st May and the end of August.

Given the deteriorating structural condition of Vine Cottage, it is important to begin renovation works to the building as soon as possible in order to prevent further deterioration of the building structure, which is likely to result in the loss of the important maternity colony of common pipistrelle bats and roost sites for brown long-eared bats. The construction of the new garage and the refurbishment of Vine Cottage should encourage bats to continue roosting within the site once works have been completed.

I therefore recommend that Condition 4 is amended to allow the demolition of the existing garage followed by the building of the new garage (with replacement bat roosting sites) as soon as possible, and the amendment of Condition 5 to allow works to the roof of Vine Cottage to continue throughout the months of May – August, on condition that bat exclusion works have been completed and the building is rendered unsuitable for roosting bats.

Yours sincerely



Miss Jennifer Spelling

Senior Ecologist

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