



518a Shepherds Lodge

Stag Park

Petworth

West Sussex

GU28 9LT

Tel: 01798 342 610

E-Mail: info@azure-ecology.co.uk

Mitigation Statement and Habitat Creation and Management Plan

**Scratchface Lane,
Bedhampton**

Paul Whitby

January 2013

Summary:

1. Azure Ecology has been commissioned by Crayfern Homes to undertake all ecological mitigation work at Scratchface Lane in Bedhampton. This is specifically to help ensure that the construction process complies with legislation that protects wildlife and meets planning conditions placed on the development.
2. Pre-construction work including the reptile fencing, habitat manipulation and establishment of two conservation areas is outlined in section 2.
3. Mitigation work to be implemented during the construction process including the landscaping and planting of two new ponds, wildflower meadow establishment and bat roost establishment are outlined in section 3.
4. Following the installation of reptile fencing trapping visits would take place from mid March with a target of up to 90 visits or until 15 visits have been made under suitable weather conditions, without identifying reptile presence.
5. All of the mitigation measures prescribed within this document will be provided to the relevant contractors to outline to them their requirements under the terms of the planning permission prior to construction.

This report has been prepared by Azure Ecology, with all reasonable skill, care and diligence within the terms of the Contract with the client.

We disclaim responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at their own risk.

<i>Contents</i>	<i>Page No.</i>
1.0 Introduction	
1.1 Background	3
1.2 Rationale	5
2.0 Pre-construction Mitigation Measures	
2.1 On-site conservation areas	6
2.2 Fencing Installation and Habitat Manipulation	7
2.3 Reptile Translocation Strategy	10
2.4 Scrub Clearance	11
3.0 Construction Phase Mitigation Measures	
3.1 Pond Creation and management	13
3.2 Amenity grassland Enhancement	14
3.3 Habitat Connectivity Measures	15
3.4 Bat Mitigation	15
4.0 Post Construction Management	21
5.0 Timetable for operations	22

1 INTRODUCTION

1.1 Background

Azure Ecology has been commissioned by Crayfern Homes to undertake ecological mitigation works at a site on Scratchface Lane in Bedhampton. Following surveys at this site by PV Ecology, it was determined that an exceptional population of slow worms (*Anguis fragilis*) and a low population of common lizards (*Zootoca vivipara*) was present. Bat surveys revealed that up to four bat species are known to forage across the site and that a survey by Hampshire Ecological Services in 2010 recorded roosting pipistrelles within a mature Oak tree adjacent to the stream running through the middle of the site. The protection of the value of the site for foraging and roosting bats is also a material consideration of this document as well as ensuring that the development does not risk disturbing or damaging any wild birds nests.

This document has been written to satisfy the following planning conditions placed upon the planning permission at this site (other specific planning conditions have been outlined elsewhere in this document):

Condition 37) Prior to commencement of the development hereby permitted, an updated reptile mitigation strategy shall be submitted for written approval to the local planning authority. In addition to those measures regarding trapping, translocation, monitoring and habitat enhancements already provided in the Phase 2 Ecology Report (PV Ecology, July 2012), this shall include (but not necessarily be limited to): setting out of the wildlife corridor; details of the establishment vegetation management and amended planting of the detention basins, receptor site and wildlife corridor; ongoing management of the detention basins, receptor site and wildlife corridor; and details of how these will integrate with public access requirements. Development shall subsequently proceed and be maintained in accordance with any such approved mitigation strategy. Reason: To avoid impacts to reptiles in accordance with CS11 of the Havant Borough Local Plan (Core Strategy) and having due regard to the NPPF

Condition 42) No development including site clearance shall take place until a scheme in relation to the proposed reptile relocation area has been submitted to and approved in writing by the Local Planning Authority. These details shall include a schedule for provision, details of any public access to the land, ecological management and boundary treatment. The approved scheme shall thereafter be provided and maintained in accordance with the approved details.

Reason: In the interests of the amenities of the locality and nature conservation and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the NPPF.

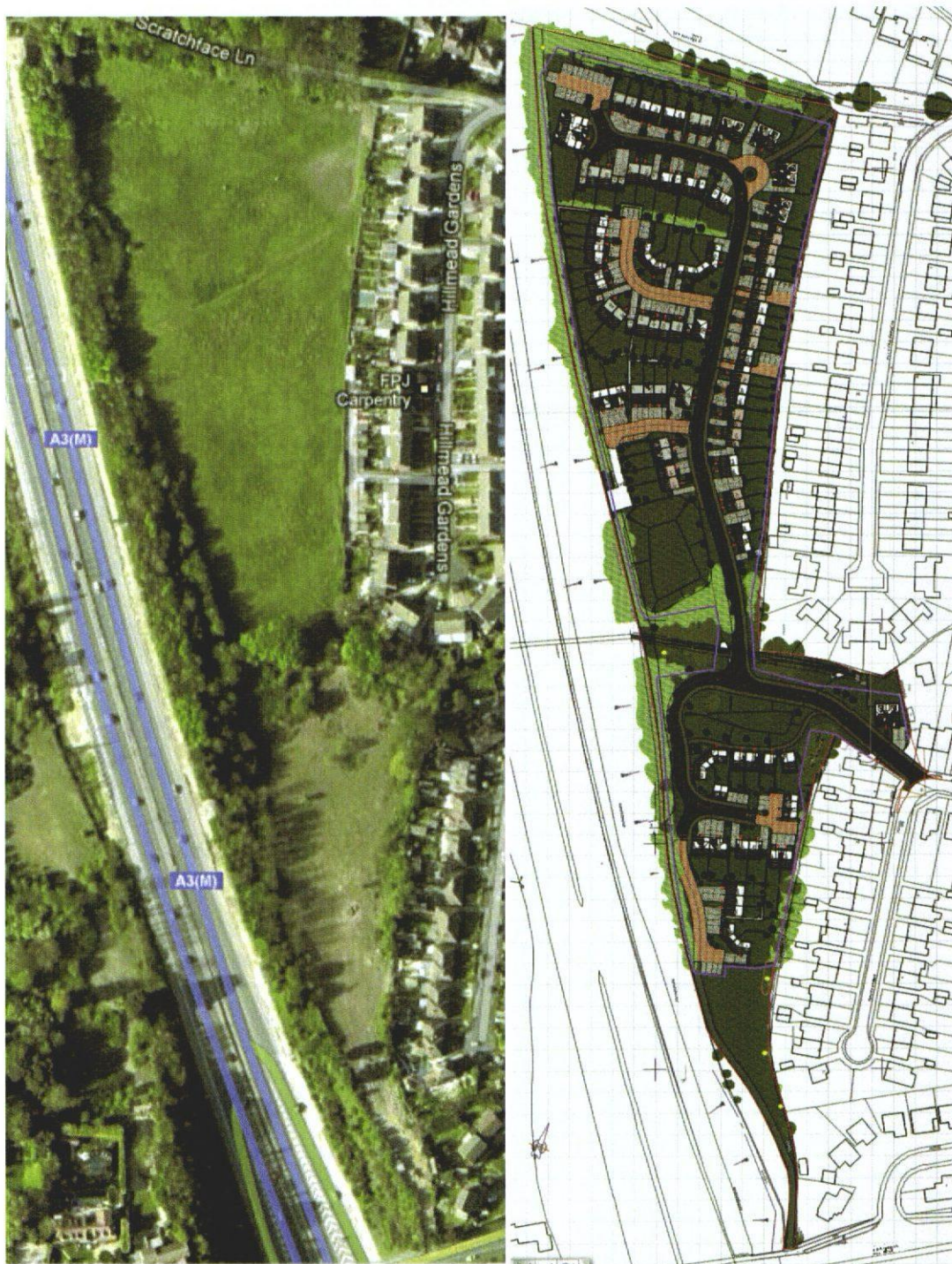


Figure 1 – the Scratchface Lane site as shown from aerial imagery lying on the eastern boundary of the A3(M) and the proposed development across the northern and southern field areas.

This document outlines all mitigation and compensation measures necessary to ensure that wildlife and particularly reptiles and bats are protected at the Scratchface Lane development. All of the prescribed mitigation measures prescribed within this document

will be issued as separate 'prescriptions' to relevant works contractors to ensure that they are carried out in full. Implementation of the prescriptions will be overseen by Azure Ecology, with each prescription signed off upon completion and submitted to the council upon request.

1.2 Rationale

Reptiles

Slow Worms, Adder, Grass Snakes and Common Lizards are protected against intentional killing or injuring and trade under part of subsection 9(1) and all of subsection 9(5) of the Wildlife and Countryside Act 1981. Destruction of known habitats whilst reptiles are present may therefore lead to an offence.

British bats (*Vespertilionidae* and *Rhinolophidae*) are listed on *Schedule 5* of the *Wildlife and Countryside Act 1981* (as amended), and receive full protection under *Section 9*. These species are also all listed as European Protected Species on *Schedule 2* of the *Conservation (Natural Habitats, etc.) Regulations 1994* which gives them full protection under *Regulation 39*. Protection was extended by the *Countryside and Rights of Way Act 2000* (the CRow Act). Under the above legislation it is an offence to:

- kill, injure or take an individual;
- possess any part of an individual either alive or dead;
- intentionally or recklessly damage, destroy or obstruct access to any place or structure used by these species for shelter, rest, protection or breeding;
- intentionally or recklessly disturb these species whilst using any place of shelter or protection; or
- sell or attempt to sell any individual.

Bats

All species of British bat are included as priority species in the *UK Biodiversity Action Plan* and as species of principal importance for the conservation of biological diversity in England under *Section 74* of the *Countryside and Rights of Way (CRow) Act 2000*.

All species of bird are protected under *Section 1* of the *Wildlife and Countryside Act 1981* (as amended). Protection was extended by the *Countryside and Rights of Way (CRow) Act 2000*. Under the above legislation it is an offence to intentionally:

- kill, injure or take any wild bird;
- take, damage or destroy the nest of any wild bird while that nest is in use or being built; or
- take or destroy an egg of any wild bird.

Birds

Certain species are listed on *Schedule 1* of the *Wildlife and Countryside Act 1981* (as amended) and receive protection under *Sections 1(4)* and *1(5)*. The protection was extended by the *Countryside and Rights of Way (CRow) Act 2000*. There are special penalties where the offences listed above are committed for any *Schedule 1* species and it is also an offence to intentionally or recklessly:

- disturb any such bird when it is building its nest or while it is in or near a nest containing dependant young; or
- disturb the dependant young of any such birds

2 PRE-CONSTRUCTION MITIGATION MEASURES

2.1 On-site Conservation Areas

Under proposals outlined by PV Ecology within their Phase 2 ecology report, an area at the southern end and around the middle of the site (hereafter referred to as the 'southern' and 'middle' conservation areas) will be fenced off from the construction zone and will act as a receptor site and long-term conservation area for all translocated reptiles. The entire construction zone is estimated to be just under 3 hectares in area, although the area south of the stream where the majority of the reptiles were found during reptile presence/absence surveys is approximately 8426 square metres in area (0.84 ha). The combined area **within** the site protected by reptile fencing measures at 3403 square metres, but does additionally connect to adjacent habitat across the east facing embankment of the A3 and some narrow buffer strips around the site boundary, particularly the northern and western edges. The creation of 5 large refugia within the conservation areas and around the site boundary will partially act to compensate this loss by providing new foraging and refuge habitat (these are marked as yellow circles on Figures 2 and 3 below).



Figure 2 - The southern end of the site shown on the left will be retained and managed as a conservation area with a focus on enhancement for reptiles. The reptile exclusion fence is shown as a purple line, whilst the yellow circles represent new hibernacula to support breeding and hibernating individuals.

Surveys at Scratchface Lane by PV Ecology showed that there was greater numbers of reptiles within the southern field area, probably as a result of intensive grazing by horses within the northern field, which limited cover. Additionally an area around the middle of the site will be fenced off and retained for reptiles. This is surrounding the row of Oak trees and the stream that runs down the middle of the site (see below).



Figure 3_– an area around the middle of the site that will be retained as a conservation area for reptiles in addition to the location to the south, with the reptile exclusion fence shown as a purple line. The yellow spot represents a newly created hibernacula.

2.2 *Fencing Installation and Habitat Manipulation*

The whole of the construction zone will be fenced with reptile-proof fencing. A semi-permanent polypropelene material that is tough and stabilised against ultraviolet light will be installed to a depth of not less than 20cm below ground and supported by stakes every 2 metres fixed with clout nails and washers. The fencing will backfilled with earth and tightly compacted to make sure that it acts as an impassable barrier. The advantage of the semi-permanent fence is that it is less susceptible to damage by

dogs, foxes and other animals as well as any accidental damage by construction staff and is suitable for developments where fencing may need to remain in-situ for up to 3 years.



Figure 4 – an example of the semi-permanent fencing material that will be used.

The reptile fencing would be required to make a continuous fence line to envelop all of the site construction area and would need to remain in-situ until all construction work deemed a risk to reptiles has been completed – i.e. earthworks and associated landscaping. Figure 5 below shows the proposed route of the reptile fence on a blank site template (to make it easier to see). This fence line wraps around the construction zone, whilst also protecting the two proposed conservation areas around the south and middle of the site described in section 2.1.

Reptile fence checks would be undertaken every week to look for any signs of damage.

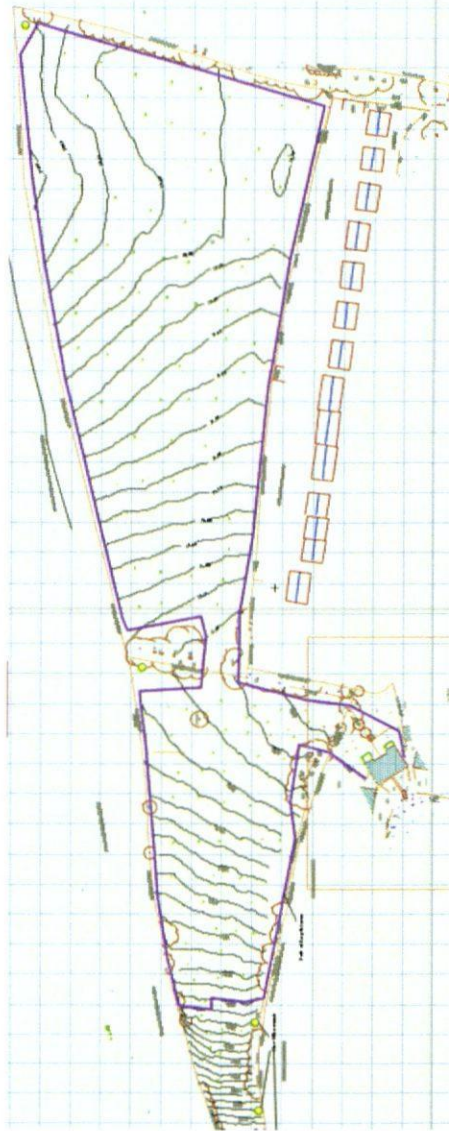


Figure 5 – The proposed route of the reptile exclusion fence shown as a purple line.

In order to prevent reptiles from migrating around the entrance to the site at the western end, the fence will have 'cut backs' on each of its ends. This is where the fence loops back on itself, so that any animals traveling along the edge of the fence are guided away from the site entrance. In addition to this the grassy cover around the edge of the fencing will be strimmed and monitored every week to ensure that the grass is kept short and unsuitable for reptiles to deter them away naturally.



Figure 6 – 'Cut backs' used to guide animals away from the site entrance

Habitat Manipulation

Habitat manipulation techniques will be used to help reduce the impact of the reptile fencing installation and also to help focus the reptile trapping effort following the first 30 trapping visits. By slowly strimming tall grass on a day when the temperature is above 9 degrees Celsius and reptiles are mobile, grassy areas can be very slowly strimmed in two passes. The idea is to strim the grass the first time to a height of approximately 10-15cm, which is low-risk to most reptiles and then rake off the cuttings. A second pass is then made aimed to take the grass height down to below 5cm having already disturbed this ground and encouraged reptiles to move away. The now very short grass is much less likely to support reptiles as it offers very little cover from predators and all cuttings are again removed.

Prior to the installation of the reptile fencing this method can be employed before March, when daily temperatures are regularly below 6 degrees and reptiles are usually inactive underground or within hibernacula, safely away from the grassy area being strimmed. A watching brief by a suitably qualified ecologist will be undertaken to ensure that the digging activity required for the fencing does not cause any harm to reptiles and ground disturbance is minimised.

Two strips of wildflower meadow mixture will be sown into the southern conservation area at 1 metre wide and 10 metres long each. An Emorsgate seeds clay soils mixture (EM4) would be used and the aim would be to encourage greater grassland diversity across the site and in-turn higher invertebrate numbers which are a prey source for reptiles. Establishment would take place in the early spring.

In the autumn of 2013, 200 grams of yellow rattle seed will be scattered across the southern and middle conservation areas (this would make an approximate rate of 0.1 grams per square metre). The Yellow rattle would help to manage the sward in subsequent years helping greater grassland diversity to develop by parasitizing upon the most dominant plants.

2.3 Reptile Translocation Strategy

In line with translocation plans outlined within the PV Ecology Phase 2 survey report (and approved within planning condition 37), a total of 90 translocation visits will be made between early March and October, with 'tins' (in this case bitumen sheet) placed at a density of 100 per hectare in line with ARGUK guidelines. Translocation visits will be undertaken as long as the air temperature is between 9 degrees and 18 degrees in the morning or mid afternoon in the absence of wet or very windy weather. All captured reptiles will be placed into a large smooth-sided bucket with some green hay at the bottom and then released into the on-site conservation areas. To ensure an even dispersal of trapped reptiles, approximately 60% will be released into the conservation area to the south around the base of three newly created hibernacula, with the remaining half distributed around an artificial hibernacula created in the conservation area in the middle of the site and also at the north-western corner. All translocation

details would be recorded into a table such as the example below and submitted to the council upon request as evidence of the work undertaken.

Date	Start Time/finish of Survey	Air Temperature & refugia temperature °C	Weather Notes	Species Total	Notes
31/05/2013	10:15/11:15	15/25	100% high and light cloud cover, 5-10 mph wind	2M 3F 1 Juv Slow Worm 1M Common Lizard	

Table 1 – The table that will be used to document the translocation process

The translocation process outlined by PV Ecology would see a minimum of 90 trapping visits, however this will be used as a guide, with the total no of visits cut shorter if there is an early drop in captured numbers and at least 15 visits in suitable weather conditions are made without identifying any reptile presence within the construction zone. The construction zone will be declared free of reptiles following 15 clear visits, however an ecologist would still be present during the initial construction phases to undertake a 'watching brief' of all initial ground works. This watching brief would be carried out to ensure that stripping of surface vegetation is undertaken carefully and under observation with construction halted if any wildlife is identified within the construction zone. Site staff would be briefed prior to the commencement of construction on the importance of protecting the reptile fencing and contacting an ecologist in the event that any reptiles or other wildlife is identified within the construction zone.

2.4 Scrub Clearance

In order to ensure that the development complies with the wildlife and countryside act in relation to nesting birds, it is important that site scrub clearance takes place before the end of February. All scrub clearance should be overseen by a suitably qualified ecologist to ensure that the work does not affect any features that could support hibernating reptiles and any scrub or tree clearance after the end of February would require a hand search for nesting birds. Any established nests identified within the construction zone after the end of February would have to be left with an 8 metre protective perimeter established around the nest location.

The scrub clearance will aim to clear all bramble scrub and all sapling and semi-mature trees within the construction zone by hand only with the aid of brush cutters, trimmers and chainsaws where necessary.

In addition the two conservation areas outlined in section 2.1 will be cleared to ensure that no more than 20% of their land area is covered by scrub. This largely relates to the

area around the middle of the site, which has a dense scrub covering including bramble and hawthorn. Cleared areas would be later raked and seeded with a grass seed mix and managed throughout the year to ensure that the scrub growth does not spread over grass seeded areas. All cleared scrub areas would be raked and seeded by hand with an Emorsgate Seeds wildflower mix for clay soils (EM4) at a rate not less than 4 grams per square metre. Seeding would need to take place in the early spring to ensure successful establishment.

3 CONSTRUCTION PHASE MITIGATION MEASURES

3.1 Pond Creation and Management

Two new ponds will be created within the new site layout situated inside the construction zone. The ponds have been designed as part of a habitat compensation scheme and are also aimed to satisfy the requirements under planning condition 8 below:

Condition 8) No development shall begin until a scheme for the provision and management of at least one compensatory pond habitat has been submitted to and agreed in writing by the local planning authority and implemented as approved. Thereafter the development shall be implemented in accordance with the approved scheme.

Reason: Development that encroaches on ponds and other wetlands has a potentially severe impact on its ecological value. Paragraph 109 recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. This is also supported by policies CS11, CS13, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011.

The larger of the two proposed ponds is estimated at 1478 square metres in area (measuring from the top of the bank) and is situated on the northern edge of the conservation area around the middle of the site. The smaller pond is situated just to the southeast of the middle conservation area and would be approximately 1083 square metres. The construction of the two ponds will ensure that all topsoil is removed from the ponds and that the banks are formed out of sub-soil only so that nutrient levels are kept low.

Timing

The priority will be to get the larger of the two ponds established and seeded as soon as possible within the first 9 months of construction starting. Once established, this pond can be incorporated within the wider conservation area to provide improved reptile habitat by the spring of 2014. The smaller pond will not be a priority for early completion as it is surrounded on all sides by development.

Planting scheme

To ensure that the pond and surrounding grassland are established and managed in a way that is best suited to reptiles and other wildlife, the following method will be

employed:

1. Following completion of the pond landscaping works all compacted earth will be raked to ensure that subsequent seeding will be successful.
2. In the early spring or early autumn, the grassland areas surrounding the ponds will be sown with an Emorsgate Seeds Clay soils wildflower mixture (EM4- containing 22 native flower and grass species) at a rate of at least 4 grams per square metre. The banks of the pond would be sown with a pond edge mix (EP1 – containing 22 native flower and grass species) at the same rate and time of year.
3. Plug planting of some wildflowers would take place to ensure early establishment and success. This would include not less than 2 plugs per square metre across the banks of each pond to include a mix of purple loosetrife, yellow loosetrife, arrowhead, greater birds-foot trefoil, great burnet, water figwort, yellow flag, marsh foxtail, gypsywort, meadowsweet and ragged robin.

Pond Permanence

The two ponds have been designed to replace a temporary seasonal pond at the northern end of the site that will be lost during the construction process and also to act as 'balancing ponds' to receive excess water during times of heavy rainfall to prevent flooding. The main aim of the new pond establishment is to make a like-for-like replacement of this pond, however in order to provide more variety part of the larger northern pond will be made permanent, with the aim that a deeper section of this pond would retain at least 30cm of water throughout the year and a surface area of at least 40 square metres. The combination of temporary pond area and permanent pond should lead to a greater invertebrate and plant diversity as well as subsequently providing an improved feeding area for bats.

This permanent pond area will be established by digging a lower level in the bottom of the larger pond and lining it with bentonite clay to create an impermeable layer. Common water-crowfoot would be introduced to the permanent waterbody to provide immediate habitat for invertebrates.

3.2 Amenity Grassland Enhancement

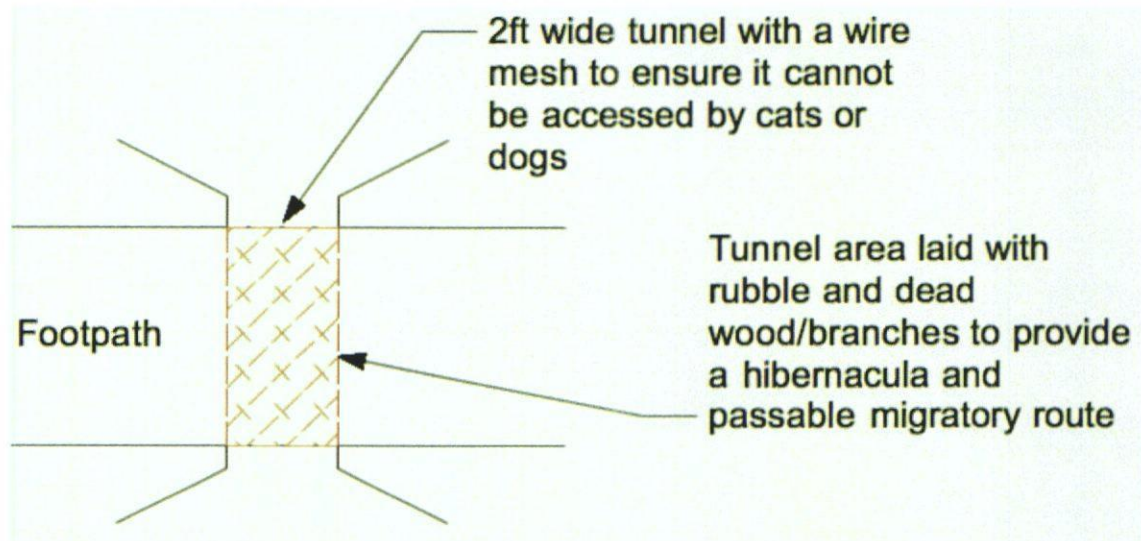
Several areas around the main site entrance, car parks and access roads will be landscaped as amenity grassland. In an effort to further improve the value of these grassland area, not less than 100 square metres of this amenity grassland will be sown with a flowering lawn mixture (EL1 by Emorsgate Seeds) as well as 100 wild daffodil, 100 wild garlic, 200 bluebell and 200 snakeshead fritillary bulbs. This enhanced grassland area will support a greater variety of invertebrates and a better grassland structure for reptiles in the long-term.

Wildflower seeding would be undertaken in the early spring or autumn at a rate of at least 4 grams per square metre upon a prepared bed. Bulbs are best plug planted as

'dry bulbs' in the autumn, with clusters of plants, rather than an even spread. Bulb planting will be focused upon locations where they would be most successful, with bluebells planted in shady areas, wild garlic planted in wet areas, snakes-head fritillary planted in areas that remain moist but do not waterlog and wild daffodils in semi-shade/open sun positions.

3.3 *Habitat Connectivity Measures*

In order to ensure that the roads and paths that cross the site do not significantly reduce the connectivity of retained 'green areas', three underground connecting links are proposed. Two links will form short tunnels underneath a footpath that travels along the western edge of the conservation area at the southern edge of the site, whilst another tunnel will provide a link between the smaller of the two ponds and the middle conservation area.



In addition the screening boundary fence along the western edge of the site will not be sunk into the ground and will instead either maintain a gap along its entire length, or at least 1 in 4 sections would be raised to create such a gap not less than 5cm from the ground.

3.4 *Bat mitigation*

Bat mitigation will be carried out in line with that recommended within the PV Ecology Phase 2 report. Specific mitigation includes the demolition of two bungalows to enable site access, habitat creation to improve the value of foraging areas (outlined under sections 2.1 and 3.1) and creating new bat roosts. This includes the following:

1. Demolition of the two bungalows on Brooklands Road would take place under the supervision of an ecologist licensed to handle bats. The ecologist would first give a tool-box talk to the demolition team explaining the importance of handling all lifted tiles with care and how to look for bats under features such

as ridge tiles. The ecologist would then oversee the lifting of all of the roof ridge tiles and first four courses of roof tiles either side of the ridge as well as peeling back any other features that could be used by roosting bats, such as lead flashing. The loft liner would be broken through to expose the roof void and change the micro-climate of the loft to ensure that it is unsuitable for bats. Following this exercise each property would be left for 24 hours before any other demolition activity continued. Demolition will take place outside of the hibernation period when bats are more vulnerable to disturbance (late October to mid March), but the absence of any bats during PV ecology surveys in 2012 ensures that demolition could take place during the spring/summer months under caution.

2. In the unlikely event that any bats are found during the demolition process, they would under the ecologists discretion either be left under the feature where it was found so that it could leave on its own free will or placed into a Schwegler 1FS bat box, which would be hung onto one of the mature Oak trees around the site centre
3. A total of 9 Schwegler woodcrete bat boxes would be hung on suitable mature trees within the site boundaries (this would predominantly be the mature Oak trees bordering a stream running through the middle of the site). The boxes would be hung by a suitably qualified ecologist to ensure that this positioning is most suitable, but generally locations above 3 metres in the most southeasterly facing aspect of a tree is best.
4. In line with Biodiversity Positive: Eco-towns biodiversity worksheet (Town and Country Planning Association, 2009), a total of 5 new dwellings will incorporate access suitable for serotine bats (*Eptesicus serotinus*). Access will consist of a series of 25mm gap at the top of gable end brick walls or under fascia boarding leading to the area at the top of the cavity wall. These roosting points will be adjacent to areas of open green space and woodland edge planting, allowing serotines to emerge into an area of suitable foraging habitat.
5. A total of 20 new residential dwellings in close proximity to boundary hedgerows and standing water (such as around the site centre) will incorporate features suitable for common and soprano pipistrelles. New roosting features will include 5 Schwegler 1FR bat tubes, 5 Schwegler 2FR bat tubes and 10 bat access tiles, which will match the flat concrete tiles proposed for use within the construction design. Roofs where access tiles are installed will not use a Tyvek type underlay, which has a tendency to fray.



Schwegler 1 FD



Schwegler 1FS



Schwegler 1FF



Bat Tube 1FR/2FR



Bat access tile example

Roost locations

Bat roost locations will be implemented as outlined in Figures 8-10 below and their implementation within new buildings should be signed off by an ecologist to ensure that they have been installed properly.

The 1FR and 2FR Bat Tubes will be installed on south-facing walls of properties at the southern end of the site near to the large conservation area. As per Figure 7 below



Figure 8 – 1FR and 2FR bat tube locations at the southern edge of the site.



Figure 9 – 1FR and 2FR bat tube locations in the northern half of the site



Figure 10 – Serotine access points to be established near to conservation areas and boundary trees.

External lighting

Bright external lighting can have a detrimental impact upon foraging and commuting bats, but importantly can cause bats to be fooled into thinking that the light is from the sun causing them to remain in their roosts for longer. Guidelines issued by the Bat Conservation Trust have been incorporated into the lighting scheme at Scratchface Lane and the following measures will be implemented into the site design:

1. No 'upward pointing' or bare bulb lights will be installed anywhere on the development.
2. All external lights upon lamp-posts will not be more than 3 metres in height and will have shields installed to focus light towards footpaths and roads only. No light will be allowed to emit light past horizontal (90 degrees from the ground).
3. A no-light zone to protect the mature Oak trees around the site centre (and possible pipistrelle roost) from any artificial light (see Figure 11 below). No lamp posts or other artificial lights can be positioned within this area.

4. Any pedestrian ground lighting will not exceed 3 lux.
5. No external lights will be installed on new buildings above a height of 2 metres and all external lights will have shields to prevent light splash beyond horizontal.



An example of suitable downward shielded street lighting

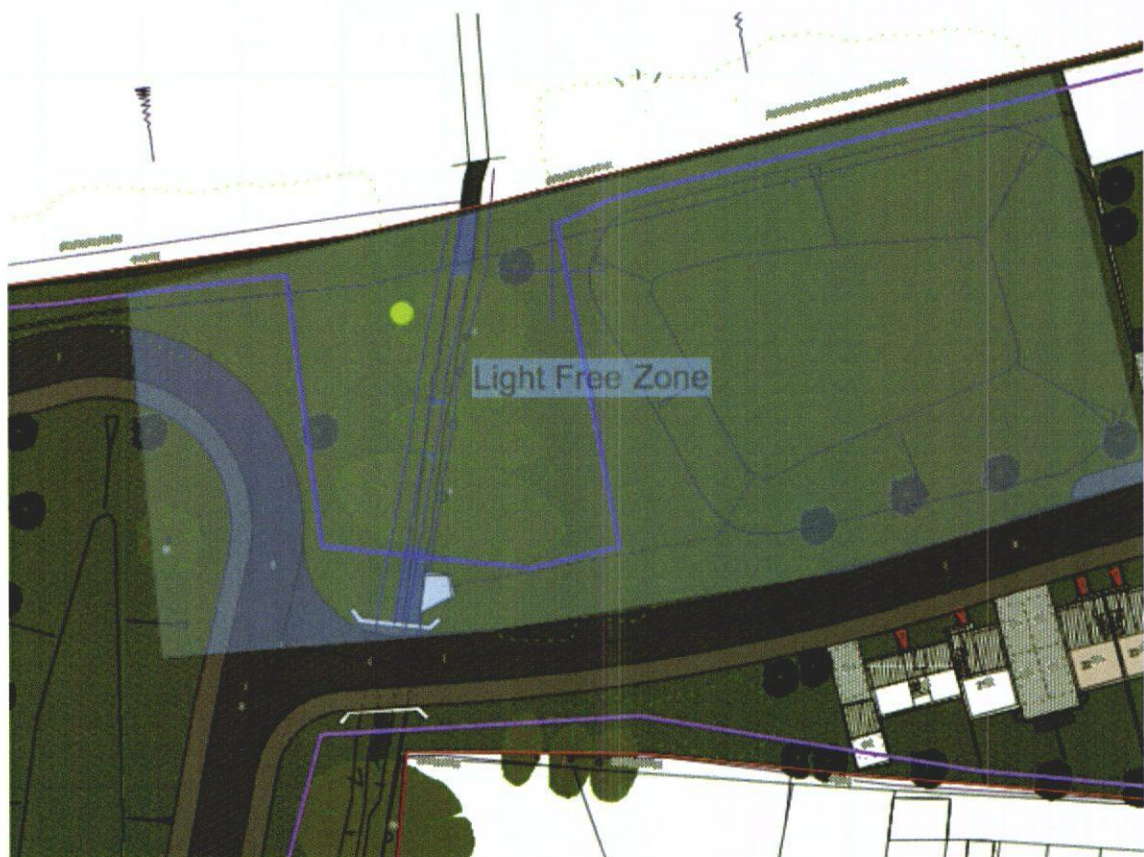


Figure 11 – An area around the site centre where no artificial light will be allowed.

4 POST CONSTRUCTION MANAGEMENT

To ensure that the conservation areas at the Scratchface Lane development and features including the bat boxes and hibernacula are maintained properly, the following management plan must be adhered to and all management within the conservation areas should be either carried out by or overseen by a suitably qualified ecologist to ensure that management operations (such as grass cutting) do not pose a risk to reptiles and also to ensure that the conservation areas are not managed in a way that would lead them to become less valuable for wildlife.

Management Plan Operations

1. The grassland in both conservation areas (and where flowering lawn mix is seeded outside the conservation areas) will be cut each autumn between late September and late October by cutting and gathering 75% of the sward (100 % of the sward outside the conservation areas), gathering cuttings and placing them onto established hibernacula. Remaining taller grass cover will ensure that valuable cover for reptiles remains.
2. Each spring between mid February and mid March the remaining 25% of the sward that was not cut in the autumn would similarly be cut to ensure that there is no scrub encroachment. Cuttings would be gathered and placed onto hibernacula. Scrub cover on the conservation areas would not be allowed to exceed 20% of the total area, by cutting back with brush cutters in the spring where necessary.
3. 50% of all pond banks would be cut and gathered each autumn around September so that all of each banks area is cut every 2 years. This will ensure that there is year-round cover, but coarse grasses and plants do not dominate the sward and scrub cover does not establish. The ponds would be checked to ensure that invasive plants such as parrots feather have not established.
4. All habitat links under roads and paths would be checked each year to ensure that they are working properly.
5. Bat boxes on trees would be inspected to check they had not become detached or damaged each year.

5 TIMETABLE FOR OPERATIONS

Pre construction	February	March	April	May
Reptile fencing erection				
Reptile trapping period				
Fence inspections				
Scrub clearance				
Habitat manipulation				

During Construction	Construction Start	Ongoing development
Bat tool box talk and watching brief		
Put up bat boxes		
Watching brief during initial ground work		
Building bat roosts in buildings		
Pond creation		