

Our ref: W3820_let_Dellwood Hospital, Reading_10-08-20

Your ref: Dellwood Hospital, Reading



**Ecological Consultancy for Planning
Research & Development**

Rick Howarth
Montpelier Estates
Middle Barn
Chilton Business Centre
Chilton
Aylesbury
Bucks HP18 9LS
E-mail: Rick.Howarth@MontpelierEstates.me.uk
Sent by email

10th August 2020

Dear Rick,

Re: Bat Activity (Dusk/Dawn) Surveys & BREEAM Ecology Report – Dellwood Hospital, Reading

I am writing to provide you with an update with regard to our ecological surveys and reporting for Dellwood Hospital, Reading. So far, we have undertaken a site walkover, and two of the proposed three bat surveys, with the final bat survey scheduled for 2nd September 2020. The scope of works is as follows.

Bat Activity Surveys

The existing bat assessment report recommends three bat activity surveys at dusk and dawn. I have prepared the quotation based on three surveyors and an infrared camera. We are able to undertake these in July and early August.

Following the surveys, we will prepare a report of the findings and recommendations.

Ecology BREEAM Assessment

We will also prepare a separate report to assess and address the site in accordance with BREEAM Ecology credits New Construction 2018 criteria – Non-domestic Buildings. The report will cover LE01 to LE05, as follows. The report will include a biodiversity calculation of the site, comparing habitat value before and after the proposals.

The development proposals for the site will be assessed against the ecological criteria of BREEAM UK New Construction (BREEAM 2018). These criteria award credits according to:

- Site selection (LE01)
- Identifying and understanding the risks and opportunities for the project (LE02)

- Managing negative impacts on ecology (LE03)
- Change and enhancement of ecological value (LE04)
- Long term ecology management and maintenance (LE05)

The BREEAM UK New Construction Technical Manual provides the assessment criteria on which the report is based.

Results

So far, we have undertaken two bat surveys, and we have also undertaken the ecology walkover for the BREEAM Assessment.

We have seen one common pipistrelle bat, and one soprano pipistrelle bat, emerge from the building. These are considered to be day roost sites under roof tiles. Our final survey will be at dawn, to look for bats returning to roost. If that survey shows the same pattern, works to the building could be covered under a Bat Mitigation Class Licence (formerly known as a Low Impact Bat Class Licence).

Our final bat survey is scheduled for 2nd September, after which we can complete both the bat survey report and BREEAM Assessment report for you.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'E. Bodsworth', with a stylized flourish at the end.

Edward Bodsworth MA (Cantab) PhD MCIEEM
DIRECTOR

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1. The provision of consultancy services by Windrush Ecology Ltd. (the Consultancy) is subject to the following terms and conditions. By commissioning Windrush Ecology Ltd. to carry out work you (the Client) agree to accept and abide by all of the terms and conditions.
2. The Client will pay the Consultancy a fee for the services provided for a sum or at a rate as may be specified in correspondence between us.
3. The Consultancy reserves the right to revise the fee if the Client changes its requirements. Any work required beyond the scope of the work quoted for or estimated will be beyond the scope of the quotation or estimate. Quotations or estimates or fee rates can be provided for such extra work.
4. Any quotations or estimates or rates quoted in a fee submission are valid for a period of three months from the date of the quotation letter. Beyond this period Windrush Ecology Ltd. reserves the right to amend the fee basis of the quotation or estimate.
5. Our fee rates are reviewed annually, and any new rates will take effect from 01 January unless otherwise agreed. The Consultancy will notify the Client in advance of any changes.
6. In the case of a manifest error or omission, the Consultancy reserves the right to amend the quotation, and will accept no liability in that event no matter how that mistake was made. A 'manifest error', is defined as a price quoted in error by the Consultancy which is more than 10% different from the price that would have been quoted had the mistake not been made, or £5,000, whichever is the smaller.
7. Any maps and plans are to be provided by the Client in an appropriate form (see below) and at an appropriate scale, under their own copyright, together with the OS licence number. Should plans need to be acquired by the Consultancy then any charge for purchase, copyright and/or production costs will be passed on to the Client. Appropriate forms are a CAD base / illustrator eps / tiff / pdf / jpeg.
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11. If the Client modifies or cancels plans or projects the Client will accept liability for the cost of all commitments taken on by the Consultancy on the Client's behalf up to the date of the Consultancy being able to act on the Client's new instructions. The Consultancy agreement can be terminated by either party giving one months' notice in writing.
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14. The Consultancy's maximum liability for any default will not exceed the price of the contract for which it is liable. The Consultancy shall be under no liability whatsoever if payment of its fees has not been made by the due date, as defined in clause 8 of these Terms and Conditions.
15. The Consultancy undertakes to maintain Professional Indemnity Insurance. Details of which can be made available on request.
16. Any property or information made available by the Client to the Consultancy shall be and at all times remain at the risk of the Client and the Consultancy shall not be subject to any liability for it.
17. The copyright in all outputs, reports, plans, intellectual artwork, copy and other work produced by or assigned to the Consultancy remains with the Consultancy until the Client pays the relevant Consultancy fees and expenses. Then such copyright and the title in any materials will be deemed to be assigned to the Client, unless other arrangements are made in writing.
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19. If any work (written or verbal) produced by the Consultancy is altered other than for typographical errors or change of formatting then the Consultancy will not accept any liability arising from those changes.
20. Any variation of these terms and conditions is not valid unless it is specifically agreed in writing by the Consultancy.
21. These terms and conditions shall be governed by English law and the parties agree that any dispute arising from them shall be resolved in the last instance in the English courts.
22. The Consultancy reserves the right to resign the contract with immediate notice where the Client's actions are in the view of the Consultancy likely to lead to breach of wildlife legislation or other Statutes.