

Preliminary Ecological Appraisal and Preliminary Roost Assessment

Survey site:

Seabrook Farm, Bennets Lane, Rowsham. Bucks, HP22 4QU

Client:

Broughton Stud Ltd

Survey date:

7th February 2024

Project:

This report is prepared to inform a planning application with the Buckinghamshire Council. The proposal is described as:
Demolition of existing metal clad barn and part demolition of existing timber-framed barn and replacement with new oak framed barn for use in connection with horse breeding

Survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024](#).

Reviewed by Mel Reid BSc (Hons) MRes MRSB, Senior Consultant on 27/02/2024

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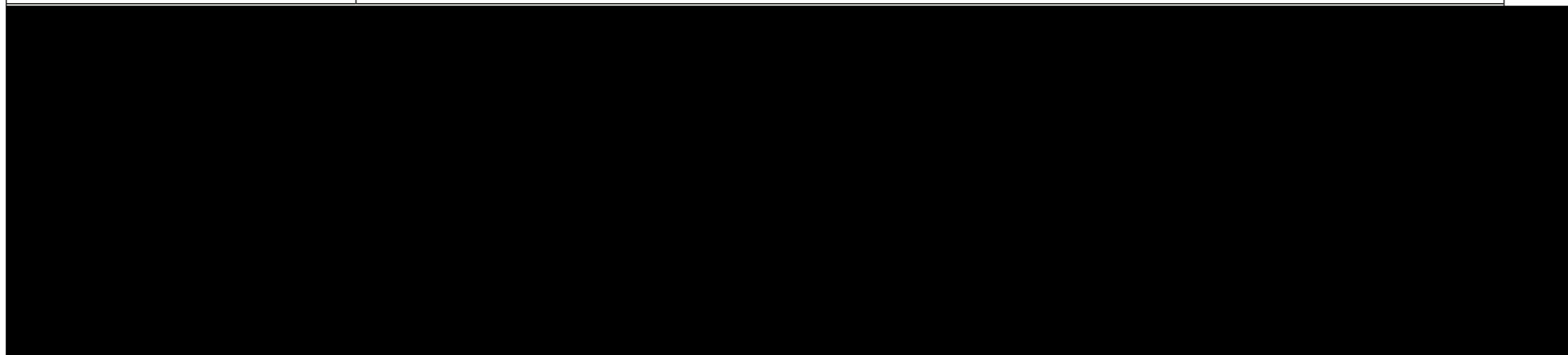
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	<ul style="list-style-type: none"> • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.
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Riparian animals	
<p><i>Summary of Survey Findings</i></p>	<p>Water voles The banks and edges of the stream were searched for evidence of water voles, including latrines, feeding remains (vegetation chewed at a 45° angle) and burrows. No evidence of water vole was observed during the survey. The water in the stream appeared particularly turbid, which may discourage water voles as they prefer to inhabit clearer waterways.</p> <p>Otters No evidence of otters (e.g. spraints, footprints, holts, couches) was identified on-site. Otters could use the stream for commuting and foraging.</p> <p>EPSL data No granted EPSL records for otters were identified within 2km of the site.</p>
<p><i>Foreseen Impacts</i></p>	<p>The proposed development will not result in the loss of any riparian habitats and no works will be undertaken within 8m of the watercourse (as per Environment Agency regulations). However, given the presence of a watercourse within</p>

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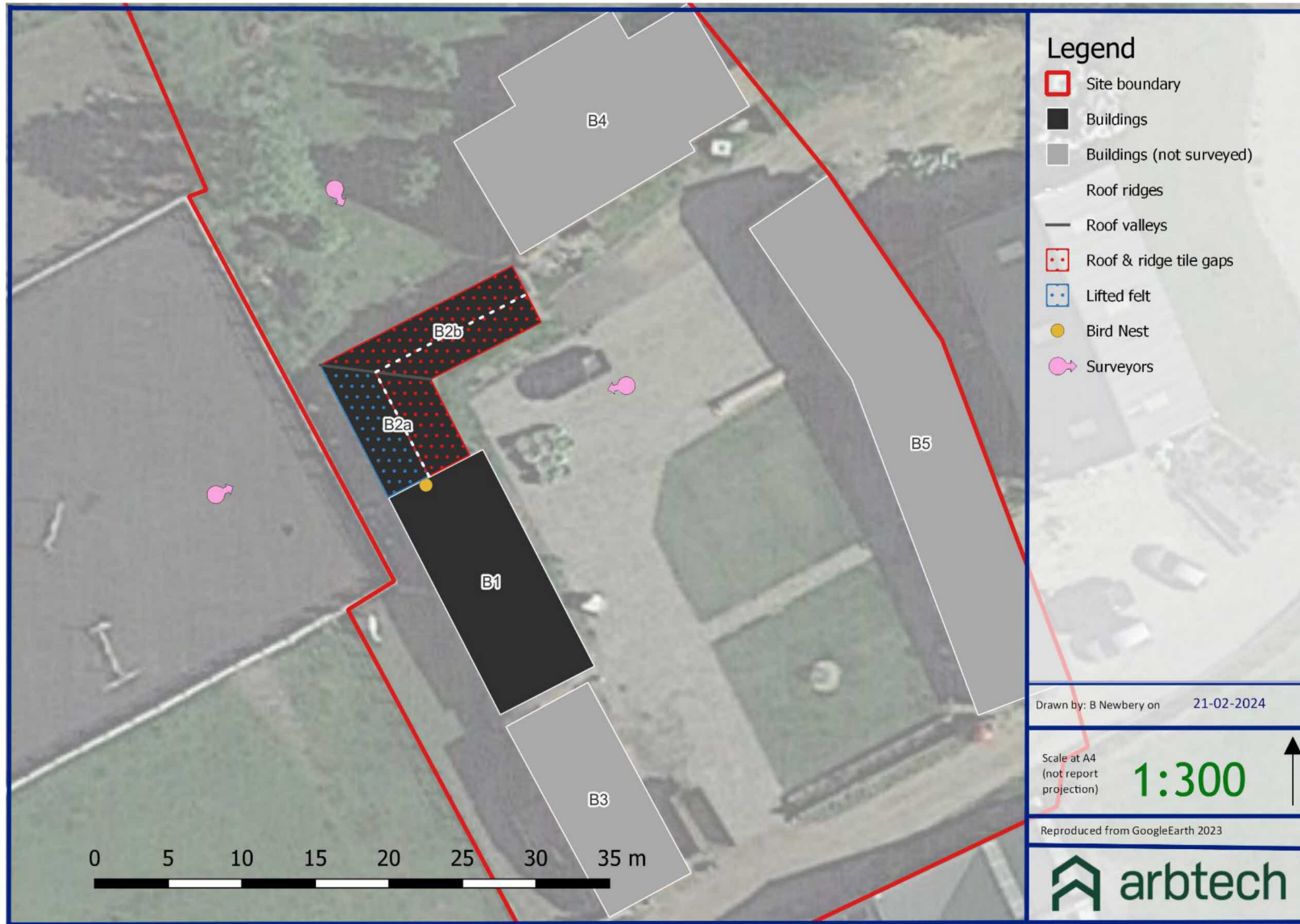
Appendix 1a: Survey/Habitat map



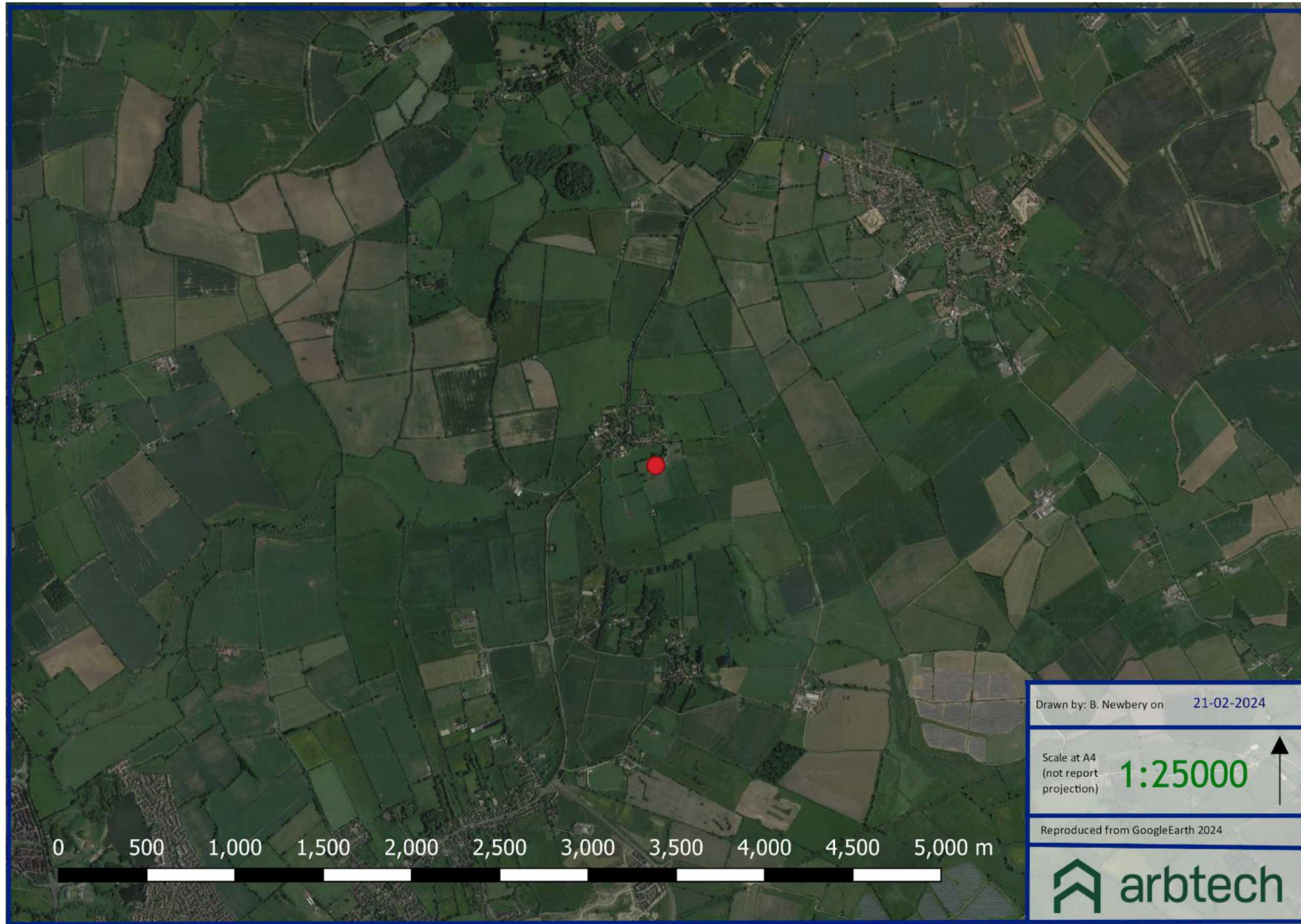
Appendix 1b: PRA map



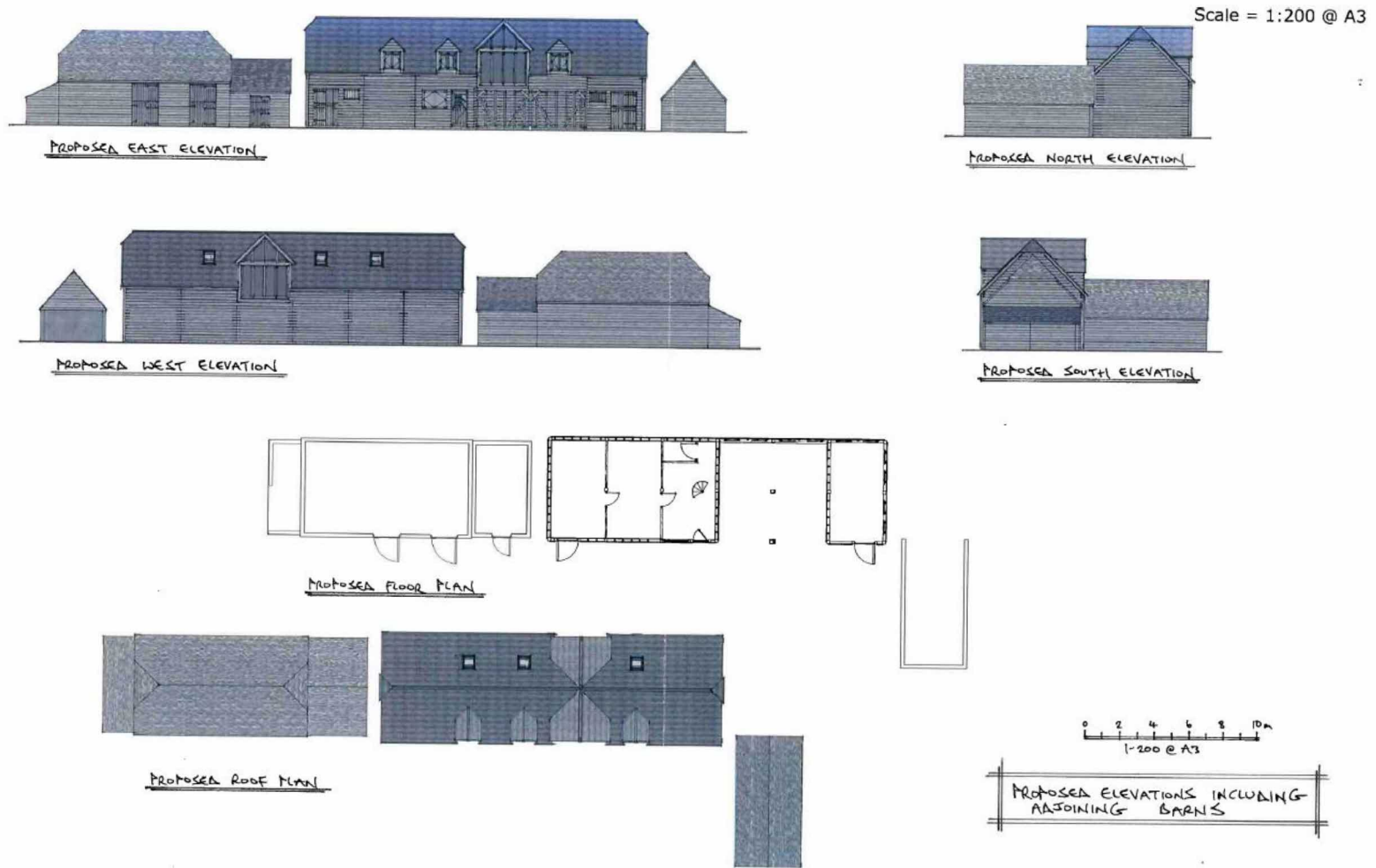
Appendix 1c: Proposed BERS Plan




Appendix 2: Location map



Appendix 3a: Proposed building plan



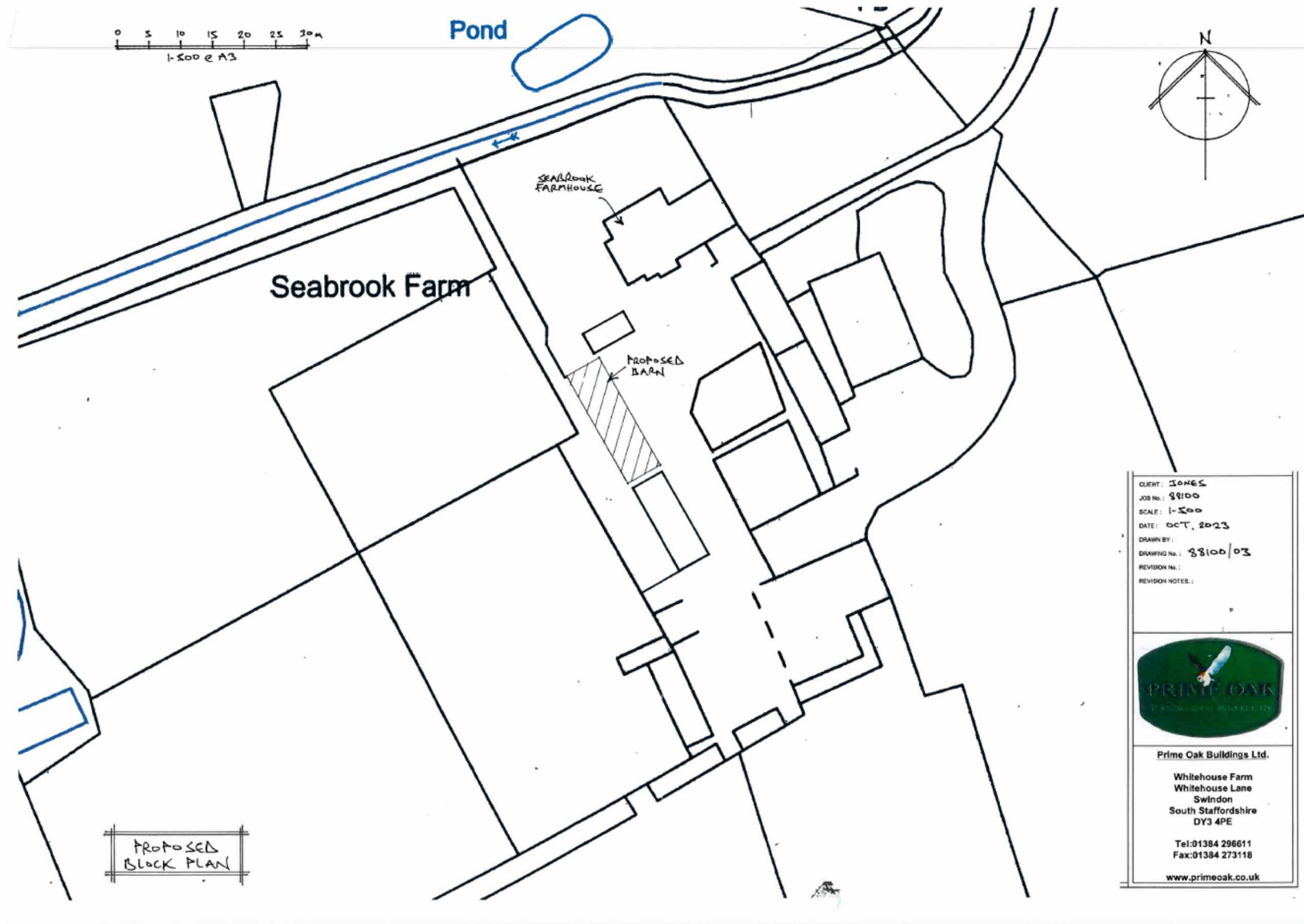
 **Proposed**

Drawing No. 83100 05

Alison Jones
Date 19/10/23

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Appendix 3b: Proposed block plan



Appendix 4: Photos



Figure 1: View from the stable yard, looking north at the dwelling (B4) and corner of the timber-framed barn (B2).

Figure 2: Hardstanding surfaces within the stable yard.



Figure 3: Unvegetated, bare ground within a manège.



Figure 4: Timber fences.



Figure 5: Trampled grassland within a horse-grazed paddock at the northern end of the site.



Figure 6: Scattered trees within the horse-grazed paddock at the northern end of the site.



Figure 7: A fast-flowing, turbid stream just outside the site's northern boundary.



Figure 8: Building B1, showing the eastern elevation.



Figure 9: Interior of Building B1.



Figure 10: A bird nest built within the metal beams within the interior of Building B1.

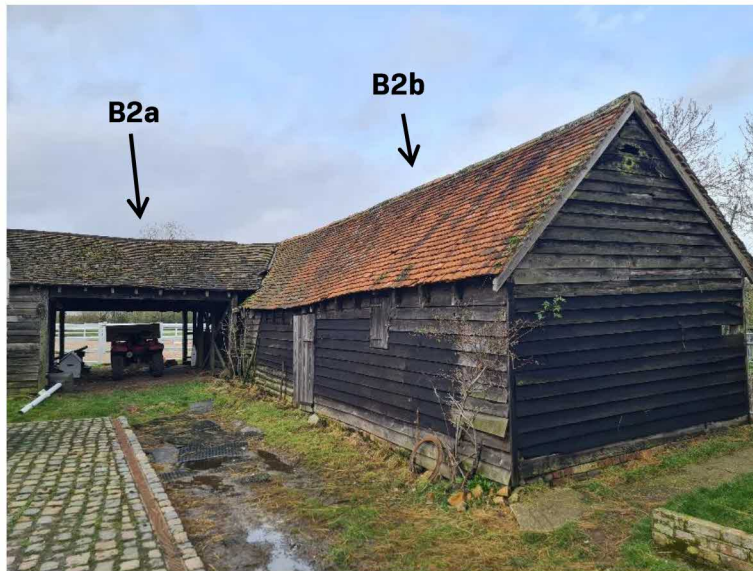


Figure 11: Building B2, showing the western section (B2a) in the background and eastern section (B1b) in the foreground.



Figure 12: Unsealed and slipped roof/ridge tiles on B1a.



Figure 13: Corrugated roofing felt gaps on the western roof slope of B1a.

Figure 14: Underside of the roof of B1a, showing a felt lining to the eastern roof slope (left).



Figure 15: The underside of the roof of B1b, showing bare tiles and tiles gaps where daylight is entering.



Figure 16: Building B3, showing the eastern elevation. Bat roosting features were incidentally noted across the roof structure.

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