



To whom it may concern

Ref; Bourn Airfield Redevelopment

Overview

Currently the old commercial buildings area, circa 9.6Ha) is now a levelled site comprising of a main central area of concrete/tarmac which is reverting to wild state and is starting to be colonised with pioneer tree species such as Buddleia, Hawthorn, Blackthorn and Sycamore where they have managed to establish a foothold. In addition, there is large areas of bramble and other ruderal growth that are becoming established randomly across the site.

Other than the historically landscaped blocks in the northern portion of the site all other areas are classified as Brown field.

The development project is being run by Aitchison Developments on behalf of Diageo Pension Trust Ltd. The master plan is to create a maximum of 288,000sqft of employment space across various use classes including offices, logistics and research & development. The site is being designed to incorporate many ecological features including swales and a central green corridor with other features such as a running track and outdoor gym stations for the occupiers. The buildings are being designed to high standards with a target to achieve an EPC of A and a “Very Good” BREEM rating.

As the site has become semi wild it has developed ecological constraints and Three Shires Ltd have been instructed to carry out predevelopment enablement works, comprising of the following.

- Removal of scrubland prior to the start of the nesting bird season (1st March)
- Removal of pioneer scrub and trees identified for removal as part of the overall development plan

Ecological considerations

Following independent ecological surveys of the site it has been identified that there is a single mature Oak tree due south of the old gate house that has bat roost potential – this tree is being retained

In addition, there have been Badger setts identified within the site and neighbouring land parcels. Currently there are two minor setts that fall within the clearance areas.

Three Shires Ltd are specialist Ecological and Environmental Contractors with many years of experience working and delivering advance preparatory works for Developers on their ecologically constrained sites which they wish to start redevelopment on and bring benefits and employment to the surrounding communities.





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Method of works

As part of our precautionary method of works and for reasons of best practice we have carried out a pre works nesting bird survey to ensure that the clearance areas don't have any early nest sites

Badger setts; these setts have also been assessed by our in-house ecologist and their positioning within the clearance areas. As these setts are bounded by concrete roadways/hard standing it has been judged that the surrounding vegetation can be cleared using a wheeled excavator fitted with a forestry grapple saw. This machine can stand up to 15m away from the trees and remain on the concrete hard standing so providing no threat to the setts. What's more the grapple saw attachment is designed to grab and cut the trees, or sections of, then lift and remove the cut portions of the trees away from the sett to avoid any falling timber impacting on the surrounding ground to the sett. This method of work is a tried and tested method and complies with Current Natural England guidelines for "avoiding unnecessary disturbance to badgers and their sett"

Using this method of works the immediate clearance work over the setts is able to be completed in a 2-3 hour work window per sett without any impact on the ground above /around the sett.

Originator

James Lloyd

MD Three Shires Ltd

