

Ecological Enhancement Plan

Survey site:

Land adjacent to David Lloyd, Reading, Berkshire, RG6 1PT

Client:

David Lloyd Leisure Ltd

Date:

8th October 2026

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. The proposal is described as: Full application for the proposed extension to the existing David Lloyd Club to form enhanced swimming facilities, Spa and Spa Garden, plus upper floor health and fitness areas and alterations to existing car park layout.

Planning Application Number:

253130

Background & Site Context

Background

This Ecological Enhancement Plan (EEP) has been prepared for David Lloyd Leisure Ltd to outline measures to be implemented during Phase 4 construction works at Land adjacent to David Lloyd, Reading, Berkshire, RG6 1PT.

Of relevance to this EEP, the site has been subject to the following ecological assessments:

- Preliminary Ecological Appraisal (Arbtech Consulting Ltd, 2025)
- Biodiversity Net Gain (Arbtech Consulting Ltd, 2025)

Project Description

The planning application pertaining to the site (Wokingham Borough Council Application reference: 253130) describes the proposed development as: *Full application for the proposed extension to the existing David Lloyd Club to form enhanced swimming facilities, Spa and Spa Garden, plus upper floor health and fitness areas and alterations to existing car park layout*. A proposed site plan is provided in Appendix 1.

Scope of report

The purpose of this plan to provide ecological and biodiversity enhancement measures for the site and include a management strategy in order to achieve long-term success and improvements. Following submission of the planning application 253130, planning approval from Wokingham Borough Council included the following condition:

5. Species Compensation and Enhancement

Prior to the commencement of development, a scheme of biodiversity compensation and enhancements shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:

- a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken;*
- b) Materials and construction to ensure long lifespan of the feature/measure*
- c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.*
- d) When the features or measures will be installed within the construction, occupation, or phase of the development.by this authority.*

Table 1: Ecological baseline conditions on site

Ecological Background Information
Site location
The survey site is centred on National Grid Reference SU 74377 74237 and has an area of approximately 0.529ha. The site comprises developed land; sealed surface, modified grassland, introduced shrubs and scattered trees. There are scattered trees within the site and extending into the local landscape. It is situated within Thames Valley Business Park and is surrounded by commercial buildings to the east, south and west and Thames Valley Park Nature Reserve to the north. Additionally, water bodies can be found nearby, such as Caversham Lakes (lake) located ~490m to the north and the River Thames also located 280m north of the site. The wider landscape is comprised of a rail line to the south, the town of Reading to the south and west, the village of Caversham to the north and the town of Woodley to the east.
Baseline habitats and suitability
A Preliminary Ecological Appraisal was carried out by Arbtech Consulting Ltd in July 2025. The survey found the site to comprise widespread and common habitats, including a building, hard standing surfaces, modified grassland with introduced shrubs, and scattered trees. No evidence of protected species was found on site, although the habitats present were considered suitable for invertebrates, foraging and commuting bats, nesting birds, amphibians, and hedgehogs. No further ecological surveys were recommended, but precautionary working methods were recommended to minimise the risk of harm to protected and notable species during construction works.

Persons Responsible and Lines of Communication

A Development Biodiversity Champion is selected for the construction phase of the development. The Biodiversity Champion will be someone with significant influence during construction, such as the contract, site or project manager. They are responsible for ensuring all actions outlined in the approved EEP are implemented including the provision of a toolbox talk prior to works commencing. Any queries with regards to the mitigation prescriptions will be addressed to the project ecologist and communication will be retained between the Development Biodiversity Champion and project ecologist and/or a suitably qualified Ecological Clerk of Works (ECoW) throughout the construction phase of the development where necessary to ensure the mitigation is applied and impacts to adjacent ecological receptors are effectively minimised. The project ecologist’s contact details are located on the title page of this report. It is recommended that the Biodiversity Champion informs the project ecologist and designated ECoW of the commencement of construction works and provides updates where necessary.

Table 2: Biodiversity enhancement measures for the site

Ecological/Biodiversity enhancement and management measures	This table includes any measure required to obtain or comply with planning permission, conditions ,or other consent and to comply with legislation.
Enhancement type	Specification
Bird Boxes	A total of two bird boxes will be installed on the main building, comprising house sparrow terraced style boxes, to provide additional nesting opportunities at the site. Nest boxes suitable for the site (or similar alternative brand) can be found here. Suggested locations for these are detailed in Appendix 2. Nest box specifications • The bird boxes will be constructed of woodcrete/ woodstone. Boxes of this construction are known to have minimal maintenance and have a lifespan of 25 years plus. • 2x Schwegler Sparrow Terrace Nest Boxes (or similar) (Figure 1) will be installed on the northern elevation of the main building. This bird box type is designed to provide enhanced nesting opportunities for house sparrows, which are a priority species listed on Section 41 of the NERC Act. However, alternative species, such as tits, will also utilise these boxes if sparrows are not present. • The bird boxes will be positioned at least 3m above ground level, beneath the eaves of the northern elevation of the building, where they will be sheltered from prevailing wind, rain and strong sunlight. • Bird boxes should be positioned close to one another, as house sparrows are colonial nesters and tend to nest in groups.  Figure 1: Schwegler Sparrow Terrace Nest Box Image credit: wildcare.co.uk

Recommended Management

The proposed bird boxes are designed to require no management or maintenance. Furthermore, preventing physical disturbance of bird boxes will increase the chances of occupation by nesting birds. However, it is recommended that the bird boxes are inspected annually for the first five years outside of the typical nesting bird season (March to September inclusive) following installation. External bird boxes must be replaced if they are damaged, removed, or have fallen from their recommended location. Internal bird boxes will not be blocked or removed.

Insect box

An insect box will be installed within peripheral vegetation, to provide additional invertebrate habitat at the site. An insect box suitable for the site (or a similar alternative brand) can be found [here](#). A suggested location for this is detailed in Appendix 2.

Insect box specifications

- The insect box should comprise a range of natural materials and cavities, such as drilled timber, hollow stems, bark and small gaps, to provide nesting and overwintering opportunities for a range of invertebrates.
- The insect box is designed to be free standing and supplied with its own stakes (Figure 1). Where possible, it should also be secured to a nearby post, fence or other suitable structure to provide additional stability.
- The insect box should be positioned in a sheltered area, away from strong winds and heavy rain, but still receive sunlight. South facing is preferable, where practical.
- The insect box should be positioned close to areas of flowering and structurally diverse vegetation, providing a nearby source of nectar and pollen for insects.



Figure 2: Insect box

Image credit www.RHS.co.uk

Recommended management

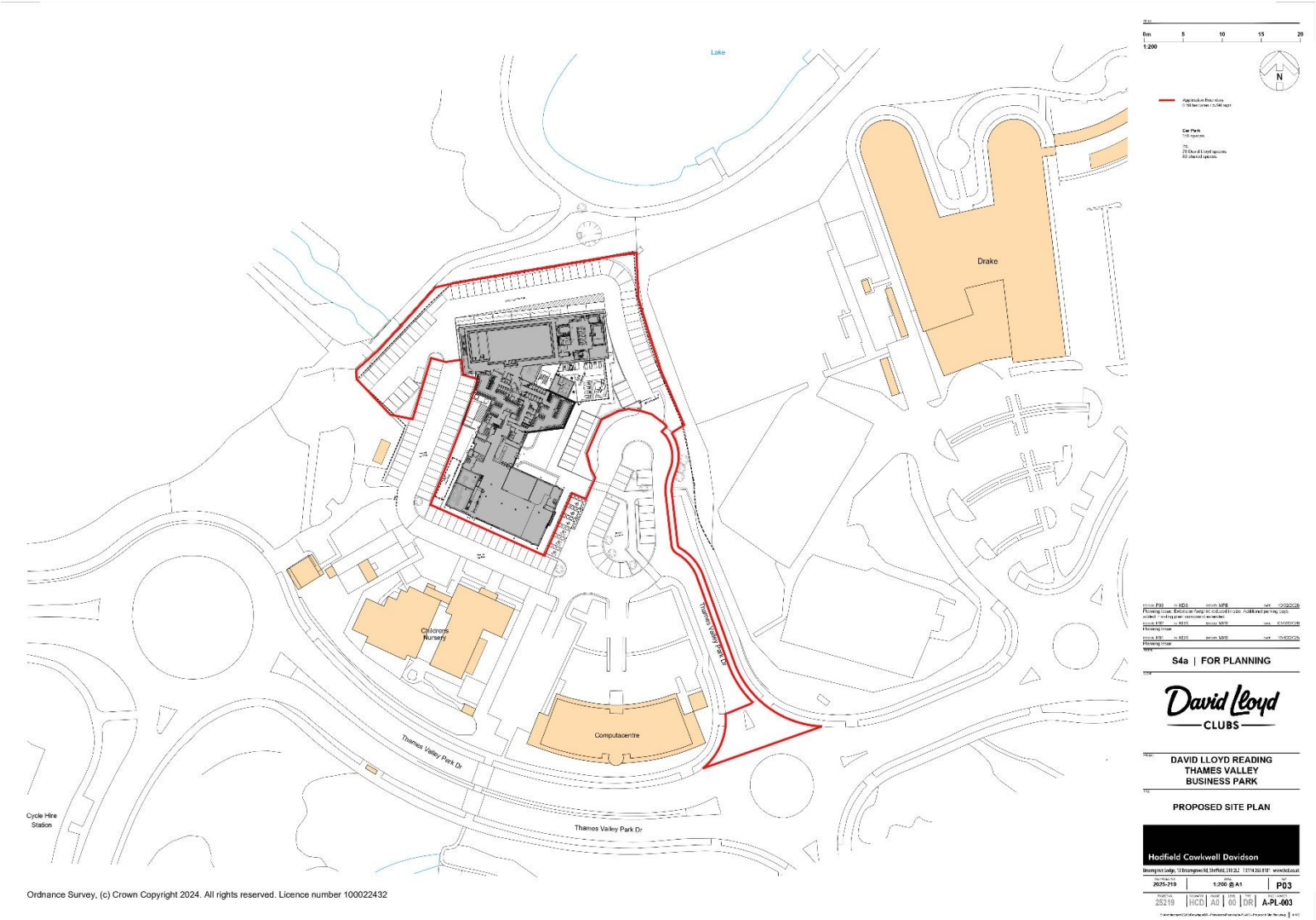
The insect box should be left undisturbed once installed. It does not require regular cleaning or maintenance. The box should be visually checked as part of routine site maintenance to ensure that it remains securely fixed and has not been damaged. If the box becomes damaged or unsafe, it should be repaired or replaced.

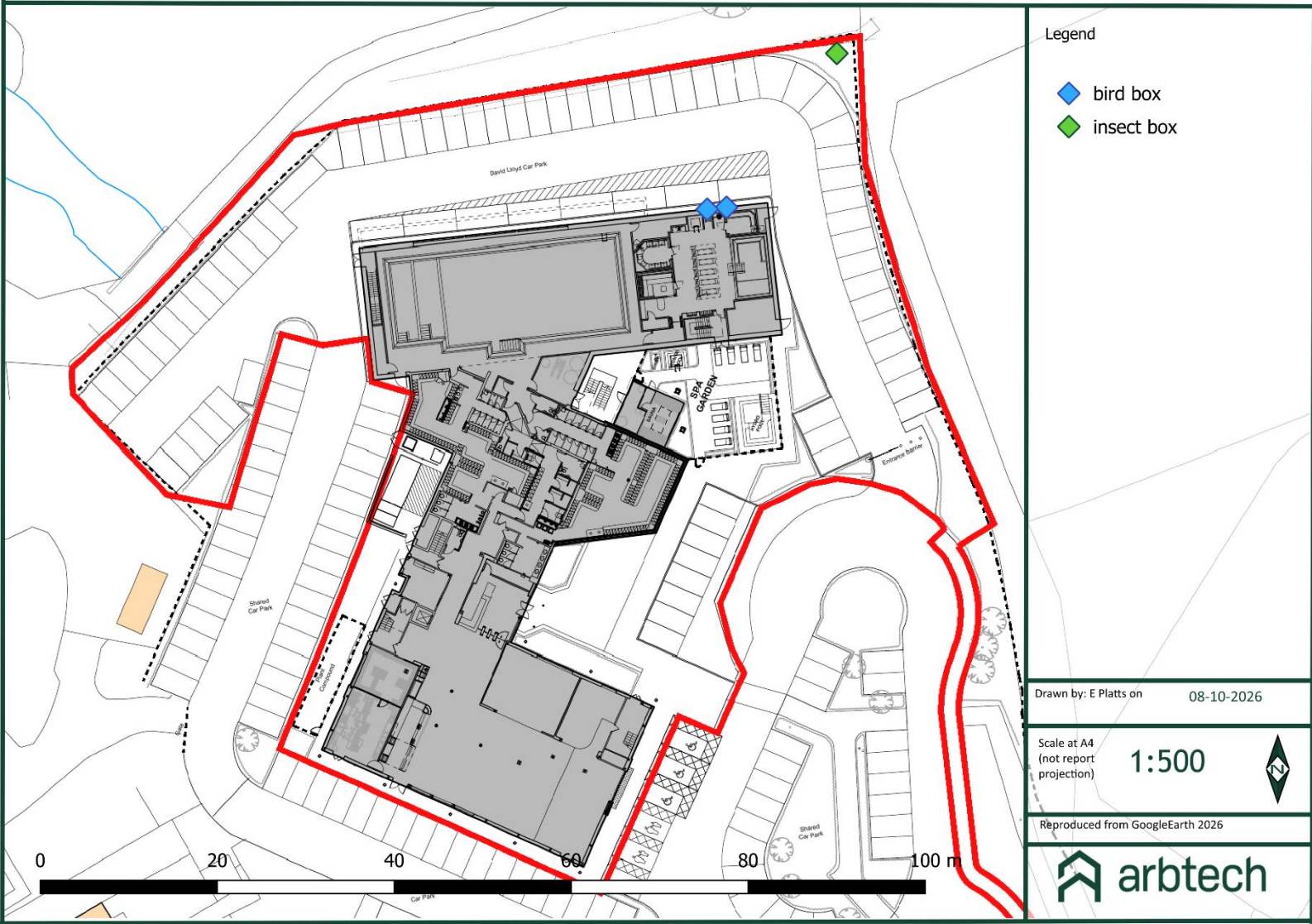
Compliance and Reporting

The EEP requires stakeholders to comply fully with the pre-construction and construction-related elements of any mitigation strategies agreed with the Local Planning Authority and Natural England under any license requirements. Construction activities will therefore be conducted strictly in accordance with the approved CEMP. Regular inspections and monitoring will be undertaken to ensure compliance with the plan's requirements.

Any deviations or incidents that may affect ecological receptors will be immediately reported to the designated ecologist/Natural England. Updates to the EEP will be relayed to the Local Planning Authority.

The EEP will be periodically reviewed and updated as necessary throughout the construction phase to address changing site conditions and evolving ecological considerations.





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Version control

Status	Issue	Name	Date
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