



Ecological Compliance Report

Site	2 The Ridgeway, Woodley, Reading, Berkshire, RG5 3QD	Written by	Frances King-Smith BSc (Hons) CEnv MCIEEM, Principal Ecologist
Date	18 th December 2025	On behalf of	Jasvir Singh

Background

Ecology Works Limited was commissioned by J. Singh to carry out an ecological compliance check relating to a planning condition for 2 The Ridgeway, Woodley, Reading, Berkshire, RG5 3QD, Wokingham Borough Council planning application reference 193012.

The application is described as:

Full application for the proposed erection of a five bedroom detached dwelling following demolition of existing house and garage.

Planning condition 6 relates to ecological compliance to ensure the redeveloped site provides ecological enhancements in line with the National Planning Policy Framework (NPPF) and local policy:

Condition 6: Prior to occupation of the development, two bird or bat boxes, bricks or tiles are to be installed on or around the site under the supervision of a suitably qualified ecologist. A brief letter report confirming that the boxes, bricks or tiles have been installed, including a simple plan showing their location and photographs of the boxes, bricks or tiles in situ, is to be submitted to and approved in writing by the Council.

Reason: To enhance wildlife habitats on site pursuant to MDD Local Plan Policy TB23, Core Strategy CP7 and with guidance contained within the NPPF.

This document provides the information required to enable Wokingham Borough Council to discharge Condition 6.

Specification

Details of the bat boxes installed in order to satisfy Condition 6 are as follows:

Type: CKB LTD Wooden Bat House

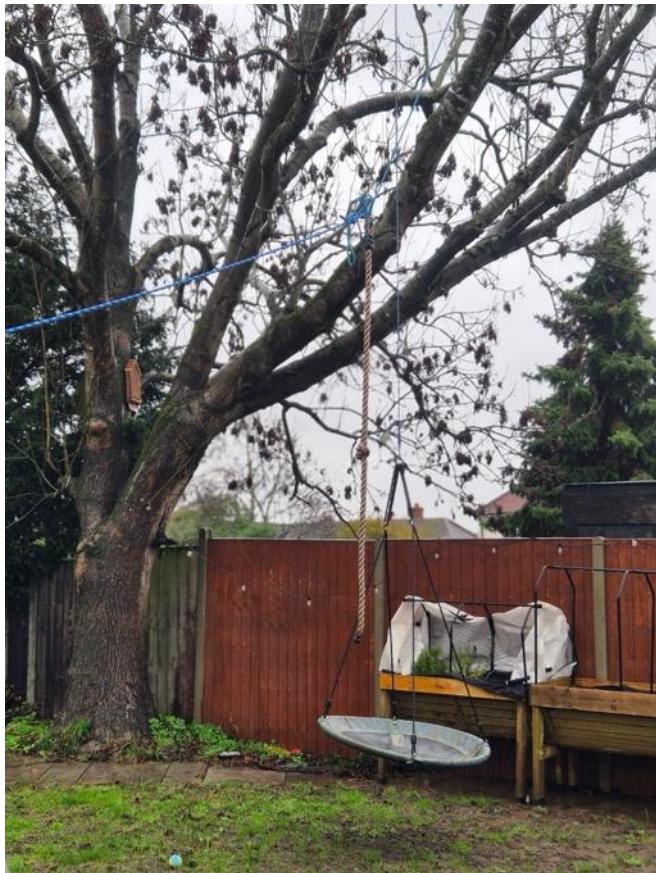
Dimensions: 30.5 x 6.5 x 46.5cm

Quantity: 2



Installation

The bat boxes were installed on 18th December 2025 at a minimum height of 3 metres. One box was installed on the eastern elevation of the house, and a second box was installed on the southern side of a tree in the garden. Photographs are shown below:



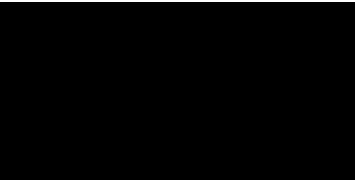
Locations of these boxes are shown on the Ecological Enhancements Plan provided in Appendix 1.

Conclusion

An ecological compliance check has been completed at 2 the Ridgeway, Woodley. Two suitable bat boxes have been installed at the property in suitable locations for future use by roosting bats. This measure has delivered an ecological enhancement for protected species in line with national and local planning policy.

Condition 6 is satisfied and duly evidenced, and it is my recommendation that Wokingham Borough Council should now be in a position to discharge Condition 6.

Signed



Date: 18th December 2025

Frances King-Smith BSc (Hons) CEng MCIEEM
Principal Ecologist & Director
Ecology Works Limited



Key:



Bat box locations

Site	2 The Ridgeway, Woodley
Report	Ecological Compliance Report
Map	Ecological Enhancements Plan
Date	December 2025

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