

**Robin Lodge Nursery
Part Lane
Swallowfield
Berkshire
RG7 1TB**

Preliminary Ecological Appraisal

Ref: R2623_PEA_a

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1 EXECUTIVE SUMMARY

- 1.1.1** John Wenman Ecological Consultancy LLP was commissioned by John Ayres to undertake a Preliminary Ecological Appraisal (PEA) of the land at Robin Lodge Nursery, Swallowfield. The PEA was commissioned to accompany an appeal for a previously rejected planning application filed with Wokingham Borough Council (Application Number: 231233) seeking consent for the development of two buildings, an open log store, associated parking, access, landscaping, and the formation of an earth bund and acoustic screen following the demolition of the existing green houses. PEA and reptile surveys have been carried out previously by Dr Jonty Denton MCIEEM in 2021 and 2022 respectively.
- 1.1.2** The application site covers an approximate area of 1.2ha with the site boundaries comprising mixed scrub, scattered trees and a stream. The site has generally been neglected with overgrown patches of bramble shrub within two dilapidated greenhouses and a dominant cover of ruderal vegetation.
- 1.1.3** The following UK Habitat Classification (UKHab) habitats were observed during the site walkover: g Grassland, h3h Mixed scrub, h3d Bramble scrub, r1g Other standing water and u1f Sparsely vegetated urban land.
- 1.1.4** A desktop study was conducted before and after visiting the site and included a TVERC data search that revealed the site is within 1km of two statutorily designated sites – Swallowfield Meadow Local Nature Reserve and Sandford End Mill & River Loddon Special Site of Scientific Interest – as well as one non-statutorily designated site – The River Loddon Local Wildlife Site. The proposals do not fall within categories of activities within the SSSI Impact Risk Zone likely to have an impact on the SSSI.
- 1.1.5** A site walkover was undertaken on the 6th February 2024 by Meghan Porter and Jake Morgan – qualifying members of CIEEM.
- 1.1.6** All habitats on site are of site-level ecological value. Through being neglected, the grassland (**g**) that covered most of the site was dominated by ruderal vegetation such as Canadian fleabane (*Erigeron canadensis*). Log piles were situated throughout the sparsely vegetated urban land (**u1f**). The mixed scrub (**h3h**) present along the eastern and south-eastern boundary of

the site provided habitats for nesting birds. The mature oak tree and oak monolith present within the mixed scrub both had moderate bat roost potential.

- 1.1.7** Recommended ecological mitigation and compensation includes: habitat protection and compensation measures; recommended retention and protection of oak and monolith to protect potential roost features; avoidance of artificial lighting and light spillage onto the off-site stream, scattered trees and scrub boundaries to protect foraging and commuting habitat for bats; precautionary measures during site clearance and construction for amphibians and reptiles; precautions during scrub and tree clearance for nesting birds; and ecological enhancement opportunities.

2 INTRODUCTION

2.1 Project Background

- 2.1.1** John Wenman Ecological Consultancy LLP was commissioned by John Ayres to undertake a Preliminary Ecological Appraisal (PEA) of the land at Robin Lodge Nursery, Swallowfield.
- 2.1.2** The PEA was commissioned to accompany an appeal for a previously rejected planning application filed with Wokingham Borough Council (Application Number: 231233) seeking consent for the development of two buildings, an open log store, associated parking, access, landscaping, and the formation of an earth bund and acoustic screen following the demolition of the existing dilapidated greenhouses.
- 2.1.3** The refusal from the council (dated 30 August 2023) included Reason 3. 'The applicant has failed to demonstrate the proposal would provide for the compensation for loss of habitat, mitigation and enhancement for protected species. The proposal is therefore contrary to Policies CP3 and CP7 of the Core Strategy 2010 and TB23 of the Managing Development Delivery Local Plan 2014.'

2.2 Site Location and Context

- 2.2.1** The land at Robin Lodge Nursery ('the site') comprises 1.2ha of land comprising two derelict buildings surrounded by landscaping and a log yard in Swallowfield, Berkshire (OS grid reference SU 72748 64583).
- 2.2.2** The site is located on the western side of Part Lane and is set within a semi-rural area with suburban housing to the northwest, grazing pasture to the west and east, and a farmyard to the south. The northern and western boundaries are lined by a small tributary flowing into the Long River, situated 230m to the east.

2.3 Objectives

- 2.3.1** The aim of this PEA is to understand the nature of the site and assess its ecological value. The key objectives are to:
- identify any likely ecological constraints associated with the planning proposals;

- establish appropriate mitigation measures in accordance with the mitigation hierarchy (i.e., avoid > minimise > remediate > compensate);
- determine any additional surveys that may be required to inform an Ecological Impact Assessment (EcIA);
- recognise opportunities to deliver ecological enhancement in line with national and local planning policy (i.e. Biodiversity Net Gain).

2.4 Previous Survey Work

2.4.1 An initial preliminary ecological appraisal, which comprised a phase 1 habitat survey carried out in October 2021, was carried by Dr Jonty Denton MCIEEM and submitted as part of an application to Wokingham Borough Council (Application Number: 231233). The report found and concluded the following:

- The site has no potential to support roosting bats;
- The site was primarily dominated by ruderal / ephemeral vegetation with an abundance of Canadian fleabane (*Erigeron canadensis*) and Himalayan balsam (*Impatiens glandulifera*) was also noted along the bunds on the northern and western boundary;
- The denser areas of vegetation and artificial refugia have a high potential to support reptiles and amphibians with a common frog (*Rana temporaria*) recorded on site – a further reptile survey was recommended; and
- The site has potential to support locally recorded breeding bird species with recommendations of times vegetation removal.

2.4.2 Following the preliminary ecological appraisal, a reptile survey was carried out by Dr Jonty Denton MCIEEM in 2022 in which no reptiles or amphibians were recorded on site. A precautionary approach was recommended including the relocation of any reptiles found during the work to an off-site strip across the stream along the northern survey boundary.

3 LEGISLATIVE BACKGROUND

3.1 Overview

3.1.1 The following legislation is considered relevant for the purpose of this preliminary ecological appraisal:

- Wildlife and Countryside Act (W&CA) 1981 (as amended)
- Conservation of Habitats and Species Regulations ('Habitat') Regulations 2017
- Countryside and Rights of Way (CROW) Act 2000
- Natural Environment and Rural Communities (NERC) Act 2006
- Protection of Badgers Act 1992
- Wild Mammals (Protection) Act 1996

3.1.2 These acts hold relevance to both protected and invasive species and the degree of protection varies depending on faunal/floral group or species. For example, some species of European importance receive full protection within the UK under the Habitat Regulations (e.g. bats), whereas others may only be afforded protection through national legislation such as the Wildlife and Countryside Act 1981 (as amended) (e.g. common lizard). For a detailed overview of species-specific legislation, please refer to **Appendix 1**.

3.2 European Protected Species Mitigation Licensing

3.2.1 The government's statutory conservation advisory organisation, Natural England, is responsible for issuing European Protected Species (EPS) mitigation licence, which permit activities that would otherwise lead to an infringement of the Habitat Regulations 2017. An EPS mitigation licence can be issued if the following three tests have been met:

- **Regulation 55(9)(a)** - there is "*no satisfactory alternative*" to the derogation;
- **Regulation 55(9)(b)** - the derogation "*will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range*"; and
- **Regulation 55(2)(e)** - the derogation is for the purposes of "*preserving public health or public safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment*".

3.2.2 Local Planning Authorities (LPAs) have a statutory duty under Regulation 7(3e) of the Habitat Regulations 2017 to regard requirements of the Habitats Directive in the exercise of their functions. Consequently, the LPA must consider and determine whether these three tests are likely to be satisfied by an application affecting EPS before granting planning permission.

4 PLANNING POLICY

4.1 National Planning Policy

4.1.1 The ODPM Circular 06/2005 provides guidance on the application of the law relating to planning and nature conservation in England, stating that *'the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat.'*

4.1.2 The revised National Planning Policy Framework (NPPF), published in December 2023, sets out the Government's planning policies for England and how they should be applied. Section 15 of the NPPF sets out the approach local authorities should adopt to conserve and enhancing the natural environment when preparing planning policy and when considering planning applications. Paragraph 186 sets out the principles Local Planning Authorities (LPAs) should apply when determining planning applications as follows:

186. When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁶⁷ and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

4.2 Local Planning Policy

4.2.1 Wokingham Borough's development plans is formed of a number of documents including the Core Strategy Development Plan Document (DPD) (January 2010), Managing Development Delivery (MDD) Local Plan (February 2014), and supplementary planning documents (SPDs), which set out planning criteria used to determine applications for planning permission in the Borough. The Local Plan Update aims to refine the current Core Strategy and provide a strategy for the Borough up to March 2036. The follow policies relate to biodiversity:

Core Strategy DPD: 'Policy CP7 – Biodiversity

Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance. Development:

- A) Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or*
- B) Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or*
- C) That compromises the implementation of the national, regional, county and local biodiversity action plans will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:*

- i) *Mitigation measures can be put in place to prevent damaging impacts; or*
- ii) *Appropriate compensation measures to offset the scale and kind of losses are provided.*

Core Strategy DPD: 'Policy CP8 – Thames Basin Heaths

Development which alone or in combination is likely to have a significant effect on the Thames Basin Heaths Special Protection Area will be required to demonstrate that adequate measures to avoid and mitigate any potential adverse effects are delivered.

MDD Local Plan: 'Policy TB23: Biodiversity and Development

1. *Sites of national or international importance are shown and sites of local importance are defined on the Policies Map.*
2. *Planning permission for development proposals will only be granted where they comply with policy CP7 – Biodiversity of the Core Strategy and also demonstrate how they:*
 - a) *Provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing;*
 - b) *Provide appropriate buffer zones between development proposals and designated sites as well as habitats and species of principle importance for nature conservation; and*
 - c) *Ensure that all existing and new developments are ecologically permeable through the protection of existing and the provision of new continuous wildlife corridors, which shall be integrated and linked to the wider green infrastructure network.*

5 SURVEY METHODOLOGY

5.1 Desk Study

- 5.1.1** A desktop study was conducted by Jake Morgan - a Qualifying member of CIEEM. The study utilised data from the local environmental record centre and online resources to acquire information on the nature of the site and its surroundings and highlight any potential ecological features.
- 5.1.2** Thames Valley Environmental Records Centre (TVERC) was commissioned to undertake a search of pre-existing records of protected and/or notable species and non-statutorily designated wildlife sites held by them within a 1km radius around a central point inside the site.
- 5.1.3** The DEFRA Data Services Platform and the MAGIC website was used to obtain geospatial datasets for designated sites (i.e., RAMSAR, SPA, SAC, SSSI) and habitat inventories (i.e., Priority Habitat Inventory, Ancient Woodland Inventory) to be analysed in QGIS. The Multi-Agency Geographical Information Centre (MAGIC) website was examined for granted European Protected Species (EPS) licence applications. Furthermore, geospatial datasets and Google Earth satellite imagery were used to determine the extent and connectivity of habitats, how the site is linked to the surrounding landscape and whether the development could have wider scale impacts on biodiversity.
- 5.1.4** Historical OS maps and Google Earth satellite imagery were consulted to provide insight into historic and current land use; such information helps contextualise the continuity of habitats and determine the importance of existing ecological features.
- 5.1.5** The type of soil on site was inferred using geological information taken from the British Geological Survey and on-site interpretation.

5.2 Field Survey

UK Habitat Classification Survey

- 5.2.1** A site walkover was undertaken on the 6th February 2024 by ecologist Meghan Porter – a qualifying member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and assistant ecologist Jake

Morgan – a qualifying member of CIEEM. The site was surveyed using the UK Habitat Classification (UKHab) system (Butcher *et al.* 2020) in accordance with the CIEEM Guidelines for Preliminary Ecological Appraisal 2nd Edition (CIEEM 2017). Particular attention was given to evidence of protected and priority species (NERC Act 2006 Section 41 species of principal importance) and the site's potential to support such species.

- 5.2.2** There were no significant survey constraints because full access was available to the site. The survey was subject to seasonal constraints because not all plant and animal species are visible throughout the year and therefore the report represents a snapshot of the site at the time of the survey only.

6 DESK STUDY FINDINGS

6.1 Designated Sites and Habitats

6.1.1 The desk study highlighted a collection of statutory and non-statutory designated sites within the vicinity of the site (see **Tables 1a & 1b**).

Table 1a. Statutory designated sites within the vicinity of the site (Source: DEFRA).

Site name	Designation	Description	Distance from nearest site boundary (m)
Swallowfield Meadow	Local Nature Reserve (LNR)	A 0.71ha site consisting of native hedgerows, a small copse, seasonally wet ditches and a species-rich meadow. The site contains four balancing ponds and ditches that have attracted water voles (<i>Arvicola amphibius</i>).	90 N
Stanford End Mill & River Loddon	Special Site of Scientific Interest (SSSI)	A 4km stretch of the River Loddon that connects to an 11.8ha parcel of neutral grassland currently in favourable condition.	940 NW

Table 1b. Non-statutory designated sites within the vicinity of the site (Source: TVERC).

Site name	Designation	Description	Distance from nearest site boundary (m)
River Loddon (part)	Local Wildlife Site (LWS)	A 17.0km stretch of the River Loddon that runs from Swallowfield to its confluence with the River Thames. This section included marsh, islands, inlets, riffles, river cliffs and extensive channel vegetation. Uncommon Loddon pondweed (<i>Potamogeton nodosus</i>) and water vole (<i>Arvicola amphibius</i>) have been recorded here.	990 NW

6.1.2 There is a 0.3ha parcel of ancient and semi-natural woodland approximately 200m to the south of the site and a pond is present approximately 100m to the north-east of the site, across Part Lane.

6.2 Protected and Notable Species

6.2.1 The search of the TVERC database revealed a range of protected and/or notable species records starting from 1990 within 1km of the site. No records of protected and notable species were found for the site on TVERC's database. Only contemporary records defined as fewer than ten years old are included in this report (see **Tables 2a & 2b**).

Common name	Scientific name	No. of records	Most recent record	Nearest record (m)	Precision (m)	Status
Amphibians & Reptiles						
Great crested newt	<i>Triturus cristatus</i>	8	2015	500	10	Hab Reg Sch2, WCA Sch5 s9.4b/s9.4c
Grass snake	<i>Natrix helvetica</i>	2	2022	500	1	NERC_s41 WCA_5s91t
Bats						

Serotine	<i>Eptesicus serotinus</i>	9	2022	450	100	Hab_4 HabReg_2 NERC_s41 WCA_5s94b/c
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	43	2022	370	1	Hab_4 HabReg_2 NERC_s41 WCA_5s94b/c
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	39	2022	370	1	Hab_4 HabReg_2 NERC_s41 WCA_5s94b/c
Brown long-eared	<i>Plecotus auritus</i>	20	2022	370	1	Hab_4 HabReg_2 NERC_s41 WCA_5s94b/c
Daubenton's Bat	<i>Myotis daubentonii</i>	2	2016	N/A	N/A	Hab_4 HabReg_2 NERC_s41 WCA_5s94b/c
Western Barbastelle	<i>Barbastella barbastellus</i>	7	2022	450	100	Hab_4 HabReg_2 NERC_s41 WCA_5s94b/c
Nathusius's pipistrelle	<i>Pipistrellus nathusii</i>	2	2022	450	100	Hab_4 HabReg_2 NERC_s41 WCA_5s94b/c
Common noctule	<i>Nyctalus noctula</i>	24	2022	370	1	Hab_4 HabReg_2 NERC_s41 WCA_5s94b/c
Mammals (excl. bats)						
West European hedgehog	<i>Erinaceus europaeus</i>	6	2019	340	1	NERC_s41
Birds						
Bullfinch	<i>Pyrrhula pyrrhula</i>	2	2013	950	1000	NERC_s41
Cuckoo	<i>Cuculus canorus</i>	2	2014	950	1000	NERC_s41 BOCC Red
Grey partridge	<i>Perdix perdix</i>	1	2013	950	1000	BOCC Red
Linnet	<i>Linaria cannabina</i>	2	2020	950	100	NERC_s41 BOCC Red
Skylark	<i>Alauda arvensis</i>	4	2017	950	1000	NERC_s41 BOCC Red
Song thrush	<i>Turdus philomelos</i>	1	2015	640	1000	NERC_s41
Spotted flycatcher	<i>Muscicapa striata</i>	67	2020	950	1000	NERC_s41 BOCC Red
Starling	<i>Sturnus vulgaris</i>	1	2016	1800	1000	NERC_s41 BOCC Red
Yellowhammer	<i>Emberiza citrinella</i>	1	2020	490	1000	NERC_s41 BOCC red
Invertebrates						
Stag beetle	<i>Lucanus cervus</i>	7	2022	190	11	Hab_2np NERC_s41

Table 2a. Recent protected and/or notable species records within the vicinity of the site (Source: TVERC).

Abbreviation	Legislation
Hab_2np	Annex II of the Habitats Directive (non-priority species) - Endangered animal and plant species that are of Community interest (i.e. endangered, vulnerable, rare or endemic in the European Community) requiring the designation of special areas of conservation.
Hab_4	Annex IV of the Habitats Directive - Animal and plant species of Community interest

	(i.e. endangered, vulnerable, rare or endemic in the European Community) in need of strict protection. They are protected from killing, disturbance or the destruction of them or their habitat
HabReg_2	Schedule 2 of Conservation of Habitats and Species Regulations 2010 (European Protected Species animal) - It is an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2.
NERC_s41	Priority Species listed under Section 41 of the Natural Environment and Rural Communities Act 2006.
WCA_1p1	Schedule 1 Part 1 of the Wildlife and Countryside Act 1981 (as amended) – birds protected from disturbance at their nests, or their dependent young.
WCA_5s91t	Schedule 5 Section 9 Part 1 (taking) of the Wildlife and Countryside Act 1981 (as amended) - Animals which are protected from being taken.
WCA_5s94b/c	Schedule 5 Section 9 Parts 4b/c of the Wildlife and Countryside Act 1981 (as amended) - Animals which are protected from intentional disturbance while occupying a structure or place used for shelter or protection / Animals which are protected from their access to any structure or place which they use for shelter or protection being obstructed.
Badger_1992	Protection of Badgers Act 1992.

Table 2b. Species status key.

6.3 Historic and Current Land Use

6.3.1 Google Earth Satellite imagery dating back to 1999 shows that active management began between 2014 and 2017 prior to the use of the southern half of the site for storage in 2018.

6.4 Geology, Soils and Topography

6.4.1 The geology of the site is primarily London Clay Formation – clay, silt and sand – giving rise to freely draining slightly acid loamy soils which results in neutral and acid pastures and deciduous woodland habitats.

7 UK HABITAT CLASSIFICATION SURVEY FINDINGS

7.1 Overview

7.1.1 The site comprised 1.2ha of land in which the southern half was used for the storage of logs; the site boundaries comprised a stream along the western and northern boundary, and mixed scrub with scattered trees along the southern and eastern boundaries.

7.1.2 The following UK Habitat Classification (UKHab) habitats were observed during the site walkover: g Grassland; h3h Mixed scrub; h3d Bramble scrub; r1g Other standing water; and u1f Sparsely vegetated urban land. Secondary codes observed included: 10 Scattered scrub, 14 Scattered rushes, 32 Scattered trees, 81 Ruderal or ephemeral, 112 Earth bank, 510 Bare ground, 518 Neglected, 612 Fence, 825 Ruined building and 839 Track.

7.1.3 The UKHab primary habitats and secondary codes are detailed below; associated photographs are displayed in **Appendix 2** and the habitat survey is mapped in **Appendix 3**.

7.2 g Grassland

10 scattered scrub / 14 scattered rushes / 32 scattered trees / 81 ruderal or ephemeral / 112 earth bank / 518 neglected

7.2.1 The majority of the site comprised poor quality grassland with dominant ruderal vegetation throughout and scattered rushes along the stream situated outside the northern survey boundary (**Photograph 1**). The species present within the grassland included an abundance of Canadian fleabane (*Erigeron canadensis*) and creeping bent (*Agrostis stolonifera*) with supporting hard rush (*Juncus inflexus*), bristly oxtongue (*Helminthotheca echioides*), spear thistle (*Cirsium vulgare*), Yorkshire fog (*Holcus lanatus*), ragwort (*Senecio jacobaea*), daisy (*Bellis perennis*), broadleaved dock (*Rumex obtusifolius*), with blackthorn (*Prunus spinosa*), bramble (*Rubus fruticosus*), hemlock (*Conium maculatum*), common gorse (*Ulex europaeus*), and butterfly bush (*Buddleja* sp.) present along the northern boundary of the site beside the stream. Patches of open grassland were distributed throughout the ruderal vegetation with a single mature ash (*Fraxinus excelsior*) situated in the northeast corner of the site.

7.2.2 A raised earth bank ran parallel to a stream outside the western survey boundary with species present including daisy (*Bellis perennis*), broadleaved dock (*Rumex obtusifolius*), St John's Wort (*Hypericum perforatum*), Canadian fleabane (*Erigeron canadensis*), common nettle (*Urtica dioica*) and creeping bent (**Photograph 2**). A drainage basin leading into the stream was situated between the earth mound and flat section of the grassland (**Photograph 3; TN1**).

7.3 h3h Mixed scrub

32 scattered trees / 518 neglected

7.3.1 Strips of mixed scrub and scattered trees were situated along the eastern and southeastern survey boundaries with species present including blackthorn (*Prunus spinosa*), dog rose (*Rosa canina*), hawthorn (*Crataegus monogyna*), ash (*Fraxinus excelsior*), creeping thistle (*Cirsium vulgare*), dandelion (*Taraxacum officinale*), creeping buttercup (*Ranunculus repens*), creeping bent (*Agrostis stolonifera*), perennial rye grass (*Lolium perenne*), hogweed (*Heracleum sphondylium*), broadleaved dock (*Rumex obtusifolius*), green alkanet (*Pentaglottis sempervirens*), common nettle (*Urtica dioica*), cleavers (*Galium aparine*), , ground ivy (*Glechoma hederacea*), lords & ladies (*Arum maculatum*), elm (*Ulmus* sp.), and broom (*Cytisus scoparius*) (**Photograph 4**). A mature oak (*Quercus robur*) was situated by the southern entrance to the site with peeling bark and knot holes that may be utilised by roosting bats (**Photograph 5**). Furthermore, bird nests were distributed throughout the scrub alongside a monolith oak with numerous woodpecker holes and gaps below lifted bark on the eastern boundary (**Photograph 6; TN2**).

7.4 h3d bramble scrub

32 scattered trees / 825 ruined building

7.4.1 Two derelict greenhouses were filled by bramble-dominated (*Rubus fruticosus*) scrub (**Photographs 7 & 8**). The northeast greenhouse had a single pollarded ash (*Fraxinus excelsior*) on its western edge whilst the southwest greenhouse had ash (*Fraxinus excelsior*), hawthorn (*Crataegus monogyna*) and dog rose (*Rosa canina*) along its southern and eastern edges.

7.5 r1g other standing water

- 7.5.1** A small scrape that was holding water at the time of the survey had been created on the western boundary to the rear of the larger greenhouse and was assumed likely to be dry during the summer months. The wet ground supported rushes and water mint (*Mentha aquatica*) (**Photograph 9**).

7.6 u1f sparsely vegetated urban land

510 bare ground / 839 track

- 7.6.1** The northern entrance and southern half of the site primarily comprised sparsely vegetated urban land with gravel tracks used for the entrances (**Photograph 10**). Five log piles and two burn piles were scattered throughout the southern section of urban land (**Photographs 11 & 12; TN3**).

8 DISCUSSION

8.1 Assessment of Existing Ecological Value

Designated Sites

8.1.1 The desk study revealed that the site is not statutorily or non-statutorily designated for its wildlife interest and therefore not currently of international, national or county level conservation significance. The Swallowfield Meadow Local Nature Reserve (LNR) is situated approximately 90m to the north and the site falls within the 1km impact risk zone for the Stanford End Mill & River Loddon Special Site of Scientific Interest (SSSI). The proposals are of a size and type that are unlikely to have a significant impact on the designated LNR and do not fall within categories of activities within the SSSI Impact Risk Zone that have been identified to likely have an adverse impact on the SSSI.

8.1.2 The only non-statutorily designated Local Wildlife Site within the 1km radius search area is a stretch of the River Loddon situated approximately 990m to the northwest – separated from the application site by roads and residential buildings.

Habitats

8.1.3 The site consisted of grassland (**g**), mixed scrub (**h3h**), bramble scrub (**h3d**), other standing water (**r1g**) and sparsely vegetated urban land (**u1f**) which are not of conservation importance beyond the scale of the site. A tributary flowing to Long River was situated off-site along the western and northern survey boundaries.

8.1.4 The application site was neglected with no evidence of recent management, resulting in a dominance of Canadian fleabane (*Erigeron canadensis*) and other ruderal species across the grassland. A tree-line was situated beyond the stream on the western boundary that connects to parcels of woodland and grassland to the south and southwest. The mixed scrub along the eastern and southern survey boundaries and bramble scrub within the derelict greenhouses are habitats of medium distinctiveness that provide vegetated corridors for the dispersal and movement of wildlife. Whilst the bramble scrub was isolated within the centre of the site, the mixed scrub along the eastern boundary has connectivity to habitats on Part Lane.

Bats

- 8.1.5** The scattered trees throughout the application site and mixed scrub along the boundaries provide habitats of value to foraging and commuting bats at a local level. These habitats connect to the stream along the northern and western survey boundaries likely to be used as a commuting and foraging route for bats, connecting to further parcels of woodland and grassland to the south and southwest. As such, the site is likely to support species that have been recently recorded within 500m of the site.
- 8.1.6** Whilst of value for commuting and foraging bats, the scattered trees within the grassland, mixed scrub and bramble scrub lacked roosting features and were of negligible bat roost potential. The mature oak (*Quercus robur*) and oak monolith (TN2) situated within the scrub on the eastern survey boundary had peeling bark and knot holes that may be utilised by roosting bats and are considered to be of moderate bat roost potential.

Hazel dormice

- 8.1.7** The neglected habitats that cover the site lacked the physical structure (i.e. dense continuous understorey) and sufficient variety of native woody plants for successional feeding to support hazel dormice (*Muscardinus avellanarius*). The dense bramble scrub within the derelict greenhouses was isolated from the mixed scrub boundaries that provide more suitable connectivity to allow the animals to move without coming to the ground (English Nature 2006). With that said, there are no recent records of dormice held by TVERC within 1km of the application site, therefore it is considered highly unlikely the site supports dormice and they are not considered further in this report.

Amphibians

- 8.1.1** A small area of standing water was situated on the western boundary, surrounded by grassland on the western survey boundary. The pond is unlikely to hold water consistently throughout the year and was not of a size that may be capable of supporting notable breeding amphibians – such as notable species i.e., common toad (*Bufo bufo*) and the fully protected species: great crested newt (GCN) (*Triturus cristatus*) which have been recorded within 500m of the application site. The open sparsely vegetated

habitats dominating the site provide poor terrestrial habitat for amphibians; however, there are opportunities for cover providing possible hibernation and feeding habitat available due to the infrequent management and log piles present. In addition, the bramble scrub and mixed scrub within the sparsely vegetated urban land could provide occasional cover for amphibians.

8.1.2 The majority of the site falls within the “Green” Impact Risk Zone for the great crested newt under the District Licencing scheme operated by Naturescape as shown on the Wokingham Borough Council’s (WBC) planning constraints map; a zone considered to have moderate habitat suitability in which GCN may be present. The northeast corner of the site that consists of less than 0.5% of the total area of the application site falls within an “Amber” zone – considered to have suitable habitat in which GCN are likely to be present.

8.1.3 Mapping shows that there is one pond within a 250m radius of the survey site - situated approximately 100m to the northeast, across Part Lane. A pond survey had been conducted at the pond in 2018, which confirmed an absence of GCN. A GCN Class Survey Licence was granted for a site situated approximately 620m to the northwest in 2015, alongside a granted mitigation licence for a residential site approximately 600m to the northwest, also granted in 2015 (2015-13523-EPS-MIT). The application site is isolated from these sites by residential housing and roads and their distance reduces the likelihood of the presence of GCN on site. The absence of GCN in the pond across Part Lane further confirms the unsuitability of this area for GCN.

8.1.4 In addition, previous survey work for the application site has been carried out by Dr Jonty Denton MCIEEM in 2021 and 2022 with one common frog (*Rana temporaria*) recorded during the preliminary ecological appraisal carried out in 2021. Areas of scrub on the site boundaries have the potential to support small numbers of common, widespread amphibian species but the majority of habitats on site are largely unsuitable for amphibians and therefore it is unlikely to be of significant importance to local amphibian populations.

Water voles

- 8.1.5** There are no recent records of water voles (*Arvicola amphibius*) within the 1km search radius of the site. The nearest optimal habitat for water voles is the River Blackwater, over 350m to the east of the site. The stream that is present off-site offers sub-optimal habitat for water voles, with limited suitable vegetation for shelter or to forage and there was no suitable habitat on site. There were no water vole records from the data search including a lack of formal records or evidence of water voles at the local nature reserve despite noted in the description of the site. Swallowfield Parish Council were contacted for the record(s) or evidence of survey data for the site, but no further information was received. It is considered highly unlikely that that site supports water voles and they are not considered further in this report.

Reptiles

- 8.1.6** The grassland offers habitats of value for reptiles to bask and forage with hibernation opportunities available due to the infrequent management and log piles present. In addition, the bramble scrub and mixed scrub within the sparsely vegetated urban land could provide occasional cover.
- 8.1.7** The TVERC database holds records of two grass snakes (*Natrix natrix*) within a field situated 500m to the west that connects to the application site by tree lines along the field margins. With that said, a previous reptile survey for the application site has been carried out by Dr Jonty Denton MCIEEM in 2022 in which no reptiles were recorded on site and therefore with no significant change in the habitats on site since, it is considered unlikely that the site supports reptiles.

Nesting birds

- 8.1.8** The walkover survey showed that the mixed scrub, bramble scrub and scattered trees are likely to be of ecological value at site level for common and widespread nesting bird species adapted to a rural environment.

- 8.1.10** Hedgehog (*Erinaceus europaeus*) – a priority species (NERC Act 2006 Section 41 species of principle importance) – has been locally recorded and thus may traverse the site and shelter and forage within areas of cover such as the bramble scrub and mixed scrub.

Invertebrates

- 8.1.11** The neglected grassland, scattered trees, bramble scrub, mixed scrub and log piles within the sparsely vegetated urban land provide habitats of good value to a range of commonly occurring invertebrates. The scattered trees, oak monolith and log piles distributed across the southern half of the site may be exploited by the locally recorded stag beetle (*Lucanus cervus*) – a priority species (NERC Act 2006 Section 41 species of principal importance) – for egg-laying, which have been recorded approximately 190m from the application sites boundary. Ecological enhancement are therefore recommended for this species in **Section 9.7**.

8.2 Impact of Proposals

Summary of Proposals

- 8.2.1** The proposals are for the development of two buildings, an open log store, associated parking, access, landscaping, and the formation of an earth bund and acoustic screen following the demolition of the existing green houses.

Designated Sites & Habitats

- 8.2.2** The planning proposals do not fall into any categories specified in the IRZ for the SSSI and are not of a nature that would directly affect any of the statutorily or non-statutorily designated sites.
- 8.2.3** The proposals will impact and reduce the size of most habitats on the application site that are currently neglected including grassland, bramble scrub, other standing water and sparsely vegetated land – all of which do not represent priority habitats (NERC Act 2006 Section 41 habitats of principal importance). The mixed scrub along the eastern and southern survey boundaries are to be retained within the proposed scheme and will be enhanced to compensate for the loss of habitats to the built environment

– refer to recommendations in **Sections 9.1 & 9.6.**

- 8.2.4** In the absence of adhering to standard pollution prevention guidance during construction, there could be adverse impacts on the adjacent stream as a result of pollution events arising during the demolition and construction. Therefore, precautions should be taken to ensure that no environmental pollution events occur - refer to recommendations in **Section 9.1.**

Bats

- 8.2.5** Whilst most scattered trees on site were of negligible potential for roosting bats, the mature oak and monolith oak (**TN2**) situated within the mixed scrub on the eastern survey boundary had peeling bark and knot holes, and as such were considered to have moderate potential for roosting bats. The scrub and trees along the eastern boundary are to be retained and so precautions are recommended to prevent any indirect impacts to both the oak and monolith – refer to recommendations in **Section 9.2.**
- 8.2.6** The proposals are likely to lead to a significant change in light levels and may lead to a slight increase in artificial lighting on site, which could result in an adverse impact on bat activity. Artificial lighting has been shown to alter the activity of nocturnal species and certain bat species have been found to be especially averse to lighting and actively avoid lit areas. Bats that emerge later in the evening, such as *Plecotus* and *Myotis* species, have a reduced tolerance to lighting. As the intensity of light increases even species that are relatively light tolerant, such as *Pipistrellus* species, are delayed in their emergence from their roosts. *Pipistrellus* bats can cope with light levels above 14 lux whilst light-sensitive species such as Daubenton's bat (*Myotis daubentonii*) struggle with light levels above 1 lux (Fure 2006). To prevent adverse impacts from lighting, any lighting should be designed to reduce its impact on bats and other nocturnal wildlife – refer to recommendations in **Section 9.2.**

Amphibians

- 8.2.7** The Natural England Rapid Risk Assessment Tool was used to assess the risk of the proposals adversely affecting GCN. The pond present 100m to the east of the site, had been surveyed in 2018 and the results had no evidence of GCN being present and there were no other ponds present

within 500m of the site. The tool indicates that the loss of or damage to 0.5 – 0.1 ha of land over 250m of breeding ponds is likely to result in an 'Green' offence(see **Table 3** below). A reptile survey was carried out previously in 2022 which showed that no amphibians were present on site. Moreover, the open sparsely vegetated habitats covering the majority of the site are largely unsuitable for amphibians, whereas the more suitable terrestrial habitat on the site boundaries and the log piles will be retained and enhanced on site. It is considered unlikely that in the absence of mitigation, the proposals could have an adverse impact on individual amphibians if present on site at the time of works and so a precautionary approach is recommended – refer to recommendations in **Section 9.3**.

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	No effect	0
Land >250m from any breeding pond(s)	0.1 - 0.5 ha lost or damaged	0.005
Individual great crested newts	No effect	0
Maximum:		0.005
Rapid risk assessment result:		GREEN: OFFENCE HIGHLY UNLIKELY

Guidance on risk assessment result categories

"**Green: offence highly unlikely**" indicates that the development activities are of such a type, scale and location that it is highly unlikely any offence would be committed should the development proceed. Therefore, no licence would be required. However, bearing in mind that this is a generic assessment, you should carefully examine your specific plans to ensure this is a sound conclusion, and take precautions (see **Non-licensed avoidance measures tool**) to avoid offences if appropriate. It is likely that any residual offences would have negligible impact on conservation status, and enforcement of such breaches is unlikely to be in the public interest.

Table 3. Natural England Rapid Risk Assessment Tool findings

Reptiles

- 8.2.8** There are recent recordings of grass snake (*Natrix natrix*) within 500m of the application site. A reptile survey was carried out previously in 2022 which confirmed that no reptiles were present on site. The application site offers habitat with suitable structural diversity to allow widespread reptiles to commute through the site and be present in the boundary habitats. However, the survey data shows that it is likely to be restricted to occasional individual grass snakes commuting through the site and does not support a significant reptile population. In the absence of mitigation, the proposals could have an adverse impact on individual reptiles if present on site at the time of work and so a precautionary approach is recommended – refer to recommendations in **Section 9.3**.

Nesting birds

- 8.2.9** The removal of any shrubs and trees could result in the destruction of legally protected bird nests and so precautions should be adopted to ensure the work goes ahead lawfully – refer to recommendations in **Section 9.4**.

Other mammals

- 8.2.10** Small mammals such as hedgehogs are likely to traverse across the site and its boundaries and therefore precautions must be adopted during construction (refer to recommendations in **Section 9.5**).

9 RECOMMENDATIONS

9.1 Habitats

9.1.1 A Construction Environmental Management Plan (CEMP) should be created pre-commencement of the works and implemented via a planning condition. The CEMP will need to be prepared in order to prevent indirect impacts on the adjacent stream and habitats on site and should include, as a minimum, protection measures such as:

- Measures must be taken to prevent fuel spillage and other emissions from mechanical demolition on site;
- Chemicals and fuels must be stored in secure containers and spill kits must be available;
- Noise and vibration must be controlled and kept to the minimum necessary;
- A 5m buffer should be maintained between the bund and the stream on the northern and western boundary of the site;
- The retained scattered trees and scrub outside of the demolition/work zone, should be protected throughout the works (particularly the mature oak tree and monolith in the mixed scrub if feasible), using appropriate root protection fencing (temporary Heras fences) as advised and directed by an arboriculturalist; and
- All construction activities must comply with up-to-date pollution prevention guidelines and environmental protection legislation to mitigate impacts on surrounding habitats through ground disturbance, surface water flow, dust and chemicals.

9.1.2 To compensate for the loss of scrub habitat and log piles on site, stag beetle (*Lucanus cervus*) loggeries should be created by partially burying logs from native trees in the ground (approx.. 50cm depth) and the retained mixed scrub should be enhanced. This can be achieved by the clearance of dense bramble to create natural glades and open areas to form an edge habitat between the scrub and the adjacent proposed soft landscaping and the planting of native woody species such as hazel, blackthorn or hawthorn to increase the structural variety of the habitat.

9.2 Reptiles and Amphibians

9.2.1 As part of the CEMP to be created, the following precautionary measures

will be adopted during the course of the development to avoid any harm or injury to individual reptiles and amphibians that may be present in small numbers on the site boundaries:

- The removal of scrub on site should be cut back carefully in phases. The vegetation should be cut down to 15 cm prior to a ground level cut and using handheld tools under supervision of an ecologist. The clearance should be undertaken between March and October when reptiles and amphibians are active and can move freely away and therefore avoiding the hibernation season.
- The proposed new bund creation on the northern and eastern boundaries should be done under supervision from an ecologist and using a toothed bucket as moving earth may disturb individual herptiles using the site for shelter.
- The log piles and debris piles on site should be removed carefully by hand under the supervision of an ecologist; the removal of stacked items should be times to take place outside of the winter (late October through to February) to minimise the chance of disturbing herptiles sheltering beneath materials during the hibernation season. The logs should be re-used on site to create hibernacula along the bunds on the northern and eastern site boundaries.
- The sparsely vegetated land within the construction area will be maintained in its current condition prior to the commencement of site work to minimise the likelihood of herptiles, if present, colonising from the northern and western boundaries and being present during excavations. These unvegetated areas could be used for storage of materials and machinery during site clearance. An ecologist will complete a site visit to confirm that the site in the construction area has been kept in a similar condition before excavation begins.
- During construction, any open excavations and trenches will be backfilled before nightfall, or alternatively, escape ramps will be installed to allow herptiles to escape if they become trapped.
- Any building materials or materials that need to be stored on site during the construction phase will be positioned on areas of hard

standing or bare ground and raised off the ground on pallets or in skips to avoid them providing temporary resting places or hibernation sites for herptiles.

- If individual common reptile or amphibian species are encountered during the course of the work, the individuals should be moved outside of the development area to the repositioned log piles on the new bunds outside the development footprint. If greater numbers of reptiles or amphibians are found then work will stop immediately and a mitigation strategy will be prepared which may involve reptile and amphibian capture; work will continue only once further written advice has been received.

9.3 Bats

- 9.3.1** The mature oak tree and oak monolith with potential bat roost features present along the eastern boundary of the site should be maintained in their current conditions. If there are to be any impacts to the two trees that are unavoidable then aerial inspection surveys will be required to further investigate the potential roost features identified prior to the works.
- 9.3.2** During construction, artificial lighting should be kept to a minimum and if security lighting is required, this should be controlled by passive infrared motion sensors.
- 9.3.3** In the long-term, dark corridors should be retained along all the scrub and tree-lined boundaries. External lighting should be avoided wherever possible but if essential, factors such as column height, light source, use of passive infrared motion sensors and light spillage should be considered carefully when designing the lighting. If bright lighting is required, lighting with low or no UV content, e.g. low-pressure sodium lights or warm white LED lamps (3000K or below), should be used in place of mercury and metal halides and luminaires or other directional light accessories should be used to ensure that light spillage onto the stream and other corridors off site is avoided (BCT and ILE, 2018). Turning off lighting at night will avoid extended periods of time when areas would be lit and this can be tailored to suit human health and safety as well as wildlife needs.

9.4 Nesting Birds

- 9.4.1** As part of the CEMP, any scrub and tree removal should be undertaken outside of the bird nesting season (March to August), or if unavoidable, it should be carried out after an ecologist has inspected the habitats and confirmed an absence of nesting birds.

9.5 Ecological Enhancement Opportunities

- 9.5.1** The development proposals provide opportunities for the enhancement of the site's biodiversity value in order to achieve a net gain. The inclusion of the following recommendations would be of ecological benefit and be in line with the National Planning Policy Framework (NPPF):

- The addition of a wildlife pond on site should incorporate native planting around the margins that connects with the retained habitats along the northern and eastern boundaries of the site to allow any reptiles, amphibians and small mammals to shelter and commute to the pond;
- Create 13cm x 13cm holes in any new fencing with 'hedgehog highway' signs to maintain ecological permeability across the site;
- Additional planting proposed in the soft landscaping on the western boundary and between the new proposed units should comprise of a mixture of native tree, shrub and flower planting to create a mosaic of habitats on site with species that flower throughout the year, including night scented flowers (for example evening primrose, jasmine and honeysuckle) to attract night flying insects for bats and;
- The installation of bat and bird boxes on new buildings and/or in the scattered trees on-site to provide roosting opportunities for bats and additional nesting opportunities for birds.

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APPENDIX 1 – LEGISLATIVE BACKGROUND

Amphibians

The seven native species of amphibian receive protection under the W&AC 1981 (as amended). The four widespread and common amphibians (common frog, toad, smooth newt and palmate newt) receive only limited protection – making their sale illegal.

The great crested newt (*Triturus cristatus*) receives full protection under the W&CA 1981 (as amended) and under the Habitat Regulations 2019. The combined legislation makes it illegal to:

- intentionally or recklessly kill, injure or take a great crested newt;
- possess or control any live or dead specimen or anything derived from a great crested newt;
- intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a great crested newt; and
- intentionally or recklessly disturb great crested newts; in particular, any disturbance which is likely to impair their ability to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating animals, to hibernate or migrate.

Great crested newts (*T. cristatus*) and common toads (*Bufo bufo*) are species of principal importance for the conservation of biodiversity in England ('UKBAP Priority Species') under Section 41 of the NERC Act 2006.

Badgers

Badgers are protected by the Protection of Badgers Act 1992. The Act makes activities such as development that would harm or disturb badgers or damage, obstruct or destroy their setts illegal. If badgers are to be affected by the proposed development, activities can be undertaken only under a licence issued by Natural England.

Bats

All bat species in Britain are fully protected by the W&CA 1981 (as amended) and by the Habitat Regulations 2019. In summary, the combined

legislation makes it an offence to:

- damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by a bat;
- deliberately, intentionally or recklessly disturb bats; in particular, any disturbance which is likely to impair the ability of bats to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating bats, to hibernate or migrate; or to significantly affect the local distribution or abundance of the species; and
- deliberately kill, injure or take any bat.

Birds

All wild birds are protected under the W&CA 1981 (as amended). The Act makes it an offence to kill, injure or take a wild bird or to damage or destroy the nest of a wild bird whilst in use or being built. Species listed on Schedule 1 of the Act, such as barn owls and kingfishers, are afforded additional protection against disturbance while nesting.

Hazel dormice

Hazel dormice receive full protection under the W&CA 1981 (as amended) and under the Habitat Regulations 2019. These make it illegal to:

- intentionally or recklessly kill, injure or take a dormouse;
- possess or control any live or dead specimen or anything derived from a dormouse;
- damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by a dormouse; and
- intentionally or recklessly disturb dormice; in particular, any disturbance which is likely to impair their ability to survive, breed or reproduce or nurture their young; or in the case of hibernating or migrating animals, to hibernate or migrate.

Invasive non-native plants

The W&CA 1981 (as amended) provides the primary controls on the release of non-native species into the wild in Great Britain. It is an offence under Section 14(2) of the Act to 'plant or otherwise cause to grow in the wild' any

plant listed in Schedule 9, Part II. The species listed in the Act include Japanese knotweed (*Fallopia japonica*), giant hogweed (*Heracleum mantegazzianum*) and Himalayan balsam (*Impatiens glandulifera*).

Otters

Otters are fully protected by the W&CA 1981 (as amended) and by the Habitat Regulations 2019. In summary, the combined legislation makes it an offence to:

- damage or destroy a breeding site or resting place or intentionally or recklessly obstruct access to a structure or place used for shelter by an otter;
- deliberately, intentionally or recklessly disturb otters; in particular, any disturbance which is likely to impair the ability of otters to survive, breed or reproduce or nurture their young; or to significantly affect the local distribution or abundance of the species; and
- deliberately kill, injure or take any bat.

Reptiles

The four widespread reptiles most likely to be encountered (adder, grass snake, slow worm and common lizard) are protected under the W&CA 1981 (as amended). The Act makes it an offence to intentionally kill, injure, possess or sell any of the species.

The aforementioned species are all listed as being of principal importance for the conservation of biodiversity in England ('*UKBAP Priority Species*') under Section 41 of the NERC Act 2006.

Water voles

Since April 2008, water voles have received full protection under Section 9 in Schedule 5 of the W&CA 1981 (as amended). This makes it an offence to intentionally kill, injure or take water voles or to possess or control live or dead water voles or derivatives. It is an offence to intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection or intentionally or recklessly disturb water voles whilst occupying a structure or place used for that purpose.

The water vole is listed as being of principal importance for the conservation of biodiversity in England (*'UKBAP Priority Species'*) under Section 41 of the NERC Act 2006.

Wild mammals

Under the Wild Mammals (Protection) Act 1996 it is an offence to intentionally inflict unnecessary suffering, as specified by the Act, on any wild mammal.

APPENDIX 2 – SITE PHOTOGRAPHS



1. Grassland with dominant ruderal cover, with occasional rush and sedge vegetation (g – 14, 32, 81, 518).



2. Raised earth bank and stream along the western boundary (g – 10, 14, 112).



3. Drainage basin leading to the off-site stream (TN1).



4. Mixed scrub along the eastern and southeastern boundaries (h3h – 32, 518, 612).



5. Mature oak with peeling bark and knot holes (h3h – 32, 518, 612).



6. Monolith oak within the mixed scrub on the eastern boundary (TN2)



7. Northeastern greenhouse (h3d – 32, 825).



8. Southwestern greenhouse (h3d – 32, 825).



9. Other standing water (r1g).



10. Sparsely vegetated urban land (u1f – 510, 839).

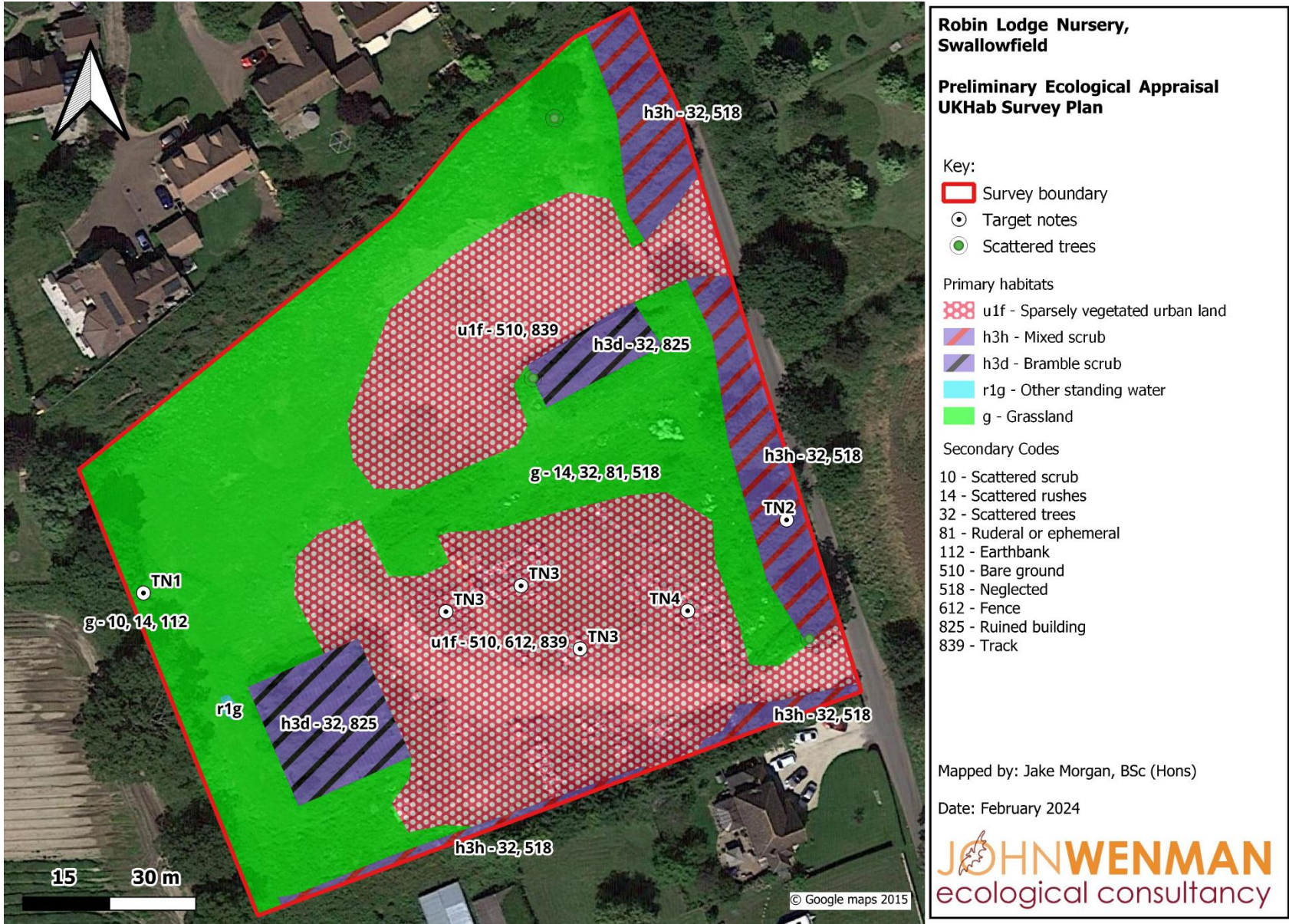


11. Log piles within the southern half of the site (TN3).



12. Burn piles within the southern half of the site (TN4).

APPENDIX 3 – UK HABITAT CLASSIFICATION SURVEY PLAN



APPENDIX 4 – EXISTING AND PROPOSED PLANS

Robin Lodge, Swallowfield

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