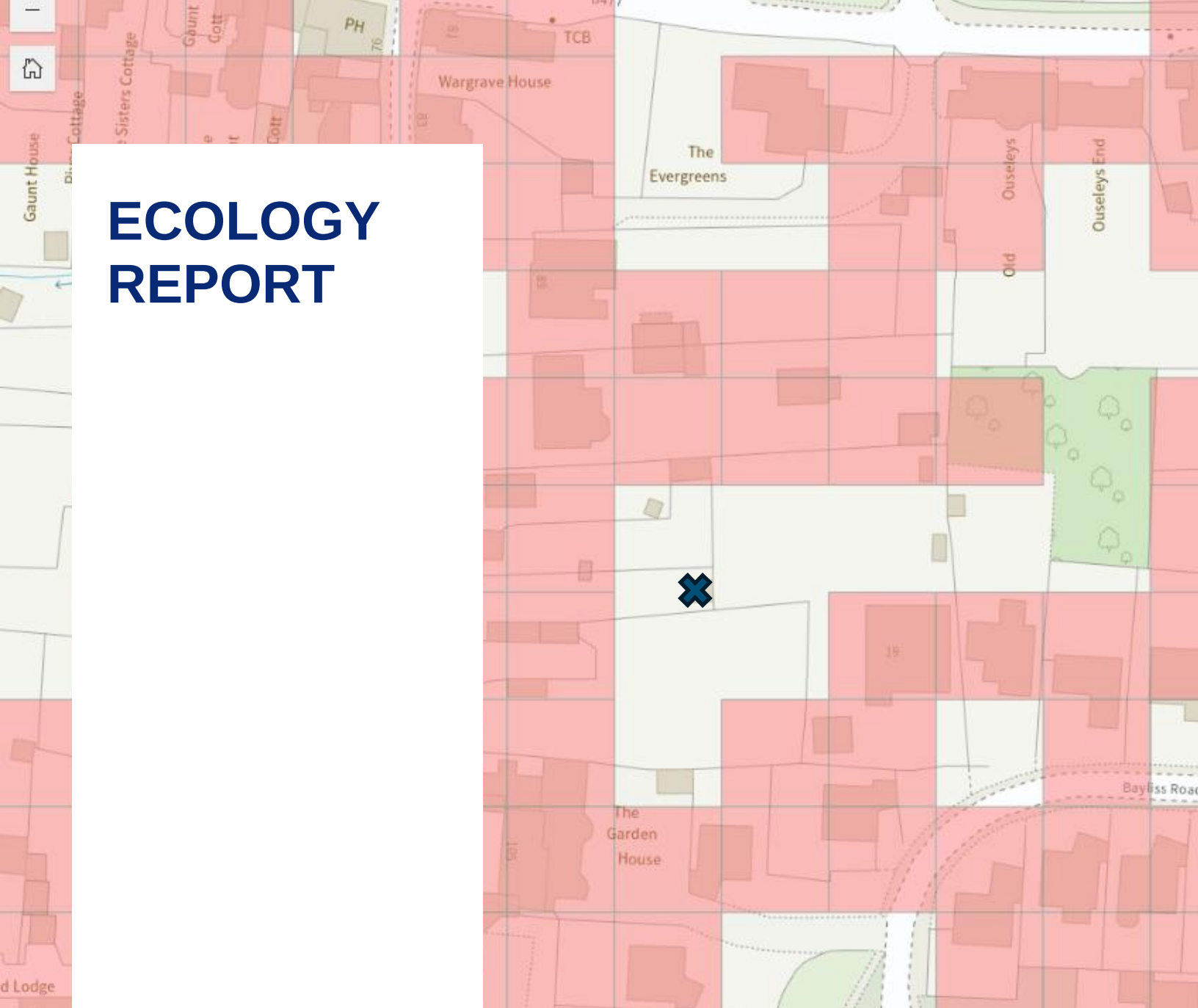




ECOLOGY REPORT

**97 HIGH STREET
WARGRAVE
RG10 8DD**

NOVEMBER 2024

R L Planning

THE EXISTING SITUATION

Bats

- The proposed development at the rear of no. 97 is not in an area highlighted as a bat habitat on the Council's Constraint Map (as confirmed on the cover sheet)
- The existing outbuilding, which doesn't have a roof void, is well used and there is no evidence of the presence of bats
- Therefore, whilst the project involves demolition (of a building with a volume of less than 50 cubic metres), a Phase 1 survey report / preliminary roost assessment has not been carried out
- It is unlikely that bats would colonise the outbuilding over the subsequent months

Great Crested Newts

- The Constraints Map states that the habitat suitability for great crested newts is 'moderate' (green in colour) on the Eastern side of the High Street
- The risk that newts could be present in the curtilage of no. 97 are low as a suitable terrestrial habitat for this species is not present
- The grass is regularly mown, the heated pool is chlorinated and the area surrounding it is hard landscaped
- Consequently, the potential impacts are considered to be negligible
- There are no particular issues or triggers for a specialist survey on this residential plot, which is not subject to any statutory nature conservation designation

THE PROPOSED WORKS

- No veteran, mature or lines of trees are to be felled / affected by the project
- Should any bats, or evidence of bats, be found prior to the commencement of the project, the Case Officer or Ecology Officer will be contacted for further advice before works proceed
- In the unlikely event that any great crested newts are found during the demolition or construction works, all activity will stop immediately and a licensed ecologist will be called onto Site to agree how best to proceed
- All contractors working on the Site will be made aware of the situation and provided with the relevant contact details