

Preliminary Ecological Appraisal & Biodiversity Report

Site Address: 15 Carlton Close, Woodley, Reading, RG5 4JS

Local Planning Authority: Wokingham Borough Council

1. Executive Summary

This report provides a combined desk-study and on-site Preliminary Ecological Appraisal (PEA) and Biodiversity Assessment for the residential property at 15 Carlton Close, Woodley. This document is structured to support local planning applications for rear extension in accordance with the Wokingham Borough Council Planning Policy, the UK National Planning Policy Framework (NPPF), and the statutory requirements for Biodiversity Net Gain (BNG).

- **Baseline Habitat:** The site consists of a standard suburban residential plot comprising a dwelling, hardstanding (driveway), a temporary shed, and managed private amenity grassland (lawn) with introduced shrub borders.
- **Ecological Sensitivity:** Low. No statutory designated nature conservation sites are impacted. On-site physical inspections yielded no evidence of protected species (specifically bats) utilising the structures scheduled for works.
- **Key Recommendation:** Adherence to standard precautionary working methods. If any ecological evidence is uncovered in the future, works must stop immediately for expert review.

2. Desktop Assessment & Statutory Designations

To aid in the reporting of biodiversity at the property, the local government interactive mapping tool (**Wokingham Borough Council ArcGIS portal**) was consulted to identify any statutory protected

locations, priority habitats, or recorded species in or around the property.

- **Results:** The interactive mapping confirmed that the site does not fall within, nor does it immediately border, any statutory protected zones, including:
 - **Ramsar Sites** (Wetlands of International Importance)
 - **SSSI** (Sites of Special Scientific Interest)
 - **SAC** (Special Areas of Conservation)
 - **SPA** (Special Protection Areas)
- **Appendices:** Visual proof of these designations and local habitat boundaries can be reviewed in the attached appendices maps.

3. Baseline Habitat & On-Site Inspection

3.1 Habitat Overview

The site comprises urban built structures, hardstanding, and highly managed modified grassland (amenity lawn) with introduced ornamental shrub borders. These habitats offer low-species richness but provide localised foraging ground for urban wildlife.

3.2 Bat Survey (Temporary Shed) — 29.04.2026

An on-site physical investigation was carried out on **29th may 2026** to specifically check for any evidence of bats or their habitats within the temporary shed on the property. The survey yielded the following results:

- **Feeding Remains:** There were no signs of feeding remains throughout the shed. Diagnostic signs, such as discarded insect wings (which are routinely left behind by roosting bats), were entirely non-existent.
- **Olfactory & Visual Signs:** There were no obvious signs, droppings, or distinct smells of bats within the structure or the immediate surrounding area.
- **Access Points:** Physical evidence of structural use including grease marks, scratches around potential entry points, or visible tracks left in the dust and disturbed insulation—was not present.

Conclusion:

Due to the total lack of physical or circumstantial evidence found during the May 2026 survey, it is determined that the proposed works will not impact or affect any bat habitats.

