

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Greenwood, 149 Victoria Road, Wargarve, Berkshire, RG10 8AG

Client:

Laurence and Samantha Manning

Survey date:

11th August 2025

Project:

This report is prepared to inform a householder planning application with Wokingham Borough Council. The proposal is described as demolition of existing residential dwelling and associated outbuildings followed by construction of a single storey residential dwelling and a double garage.

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

Site Location and Context					
Site Context The survey site is centred on National Grid Reference SU 79395 78839 and has an area of approximately 0.08ha. The site is a residential property consisting of a two-storey detached dwelling with a detached garage, three sheds and two greenhouses. The main property is set towards the southeast of the boundary with a long narrow garden running to the northwest of the site which is ~80m long and ~13.5m at its widest point. The underlying soilscape and geology of the site are part of the Seaford and Newhaven Chalk Formation, a sedimentary bedrock formed during the Cretaceous period. The wider landscape is semi-urban in character, with housing and associated garden surrounding all aspects of the site. There is a recreation ground ~90m to the southeast and south of the site as well as allotments 180m to the southwest. The River Thames is ~900m to the west and a railway line is ~1.4km to the southwest. The A4 is ~1km to the southeast and the A321 is ~0.8km to the west. There are patches of arable land and mixed deciduous woodland ~0.22km and ~0.36km respectively to the northeast. In addition, Hennerton Golf Club is ~1.2km to the northwest of the site.					
Survey Details					
The site survey was undertaken by Charlie Drapala BSc (Hons) AMRSB, holder of a Natural England Level 1 Bat Licence, and Accredited Agent on Level 2 Bat Licence [2018-33540-CLS-CLS] and Romany Poole BSc (Hons) Accredited on a Level 2 Natural England Bat Licence (Number available on request)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
11/08/25	26	34	5	5	None
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.					

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

The site had been cleared of approximately 40 trees and bramble scrub prior to the survey. The client noted that the site clearance was to aid in accessibility of the site, as the bramble was up to head height.

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i> • u1b5 – Buildings • u1b6 – Other developed land • u1d 32 829 – Suburban mosaic of developed and natural surface; Scattered trees; Unvegetated garden	On-site habitat descriptions <u>u1b5 – Buildings</u> There are seven buildings on-site: the main dwelling (B1) (Appendix 4, Figure 1), a brick garage (B2a) connected to a timber shed (B2b), a second timber shed (B3) and two greenhouses. Buildings are assessed for their suitability for roosting bats and nesting birds later in this report (See Bats and Birds). <u>u1b6 – Other developed land</u> The site is partly comprised of hard standing. This habitat parcel has limited ecological value. <u>u1d 32 829 – Suburban mosaic of developed and natural surface: Scattered trees; Unvegetated garden</u> The rear garden comprises of recently cleared ruderal bramble, hard standing pathways and scattered trees. Tree species located within the curtilage of the site include walnut <i>Juglans regia</i> and hazel <i>Corylus avellana</i>. Trees are assessed for their suitability for roosting bats and nesting birds in the relevant sections below. All trees, except the remaining three trees had been felled prior to the survey, the species are unknown however the stumps were measured

	in order to estimate the sizes for biodiversity net gain calculations. Approximately 40 trees were removed and ranged from small (94mm) to large (630mm). Local notable habitats Patches of ancient woodland are present within 2km of the site, the closest being Blake's Wood ~0.60km to the west as well as areas of deciduous woodland, the closest being ~0.41km northeast from the site and a traditional orchard present ~0.12km southeast of the site.
<i>Foreseen Impacts</i>	On-site habitats The proposed development has resulted in the loss of bramble scrub and individual trees. This was likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. Notable habitats No direct impacts to any notable habitats will occur as a result of the proposed development.
<i>Recommendations</i>	On-site habitats Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). Biodiversity Net Gain This development is considered to be exempt from Biodiversity Net Gain as it falls under the category of 'self-build'. BNG exemptions can be found at: https://www.gov.uk/guidance/biodiversity-net-gain
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are no known statutory sites nearby. No national network sites (SAC, SPA, Ramsar) are located within 2.5km. Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Local Records Centre Name, but whilst the ancient woodland Blake's Wood is likely to possess a non-statutory designation, this is not directly connected to the site. Furthermore, the habitats immediately surrounding the site are not of a quality likely to qualify as such.

<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the suburban location of the site with surrounding physical barriers. SSSI/SAC/SPA Impact Risk Zones No National network sites (SSSI/SPA/SAC) are present within 10km of the site.
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites None required.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	Schedule 9 invasive species No invasive, non-native invasive plant species (as listed under Schedule 9 of the Wildlife and Countryside Act 1981) were identified on the site. However, due to the recent clearing of the site it is possible that such species would not be visible at this time. LISI species No problematic invasive and non-native species (as listed under the London Invasive Species Initiative) were recorded on site. However, due to the recent clearing of the site it is possible that such species would not be visible at this time.
<i>Foreseen Impacts</i>	N/A
<i>Recommendations</i>	No further surveys but remain vigilant.
Invertebrates	
<i>Summary of Survey Findings</i>	Habitat suitability

	Due to the small extent and managed nature of habitats present that have been recently cleared, the site is not considered suitable to support any protected and/or notable invertebrate species. There are two decayed tree stumps which may support saproxylic invertebrates. But it is noted that the majority of tree stumps have not yet degraded to provide a suitable habitat for saproxylic insects such as stag beetles.			
Foreseen Impacts	None foreseen.			
Recommendations	No impacts are anticipated on notable species or populations of invertebrates as a result of the proposed development.			
Bats				
Summary of Survey Findings	EPSL data			
	A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are 10 EPSLs within a 2km radius of site as detailed below:			
	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
	2018-35667-EPS-MIT 2018-35667-EPS-MIT-1	~1.04km southeast	Common pipistrelle	destruction of a resting place
	EPSM2009-1439	~1.35km east	Common pipistrelle, soprano pipistrelle, brown long-eared, Natterer’s bat	destruction of a resting place
	2015-7300-EPS-MIT 2015-7300-EPS-MIT-1 2015-7300-EPS-MIT-2	~1.36km north	Brown long-eared, common pipistrelle, soprano pipistrelle	destruction of a resting place
	EPSM2012-4004	~1.39km northwest	Soprano pipistrelle	destruction of a resting place
	2015-7819-EPS-MIT	~1.65km northwest	Common pipistrelle, soprano pipistrelle	destruction of a resting place
	2015-7768-EPS-MIT 2015-7768-EPS-MIT-1	~1.99km northwest	Soprano pipistrelle	destruction of a resting place
	There are no Special Areas of Conservation designated for bats within 10km of the site.			
Foraging and commuting habitat				

	The site is situated in a largely suburban landscape, with main roads to the south and west. The scattered trees in neighbouring gardens and the woodlands nearby provide foraging and commuting opportunities for bats. The River Thames is ~0.90km to the west of the site. Waterways promote the presence of invertebrate prey, and consequently provide foraging opportunities for bats. There is a railway line ~1.4km to the east. Railway lines act as a dark commuting corridor throughout the wider landscape, allowing bats to disperse over great distances. They also provide foraging habitat by means of trees and shrubs along railway embankments. There are several ponds and drainage ditches in the area, the closest being ~0.45km to the northwest. Waterbodies provide breeding sites for various invertebrate species and consequently are excellent feeding resources for bats. Hennerton Golf Club is ~1.2km to the northwest, golf courses generally provide excellent habitat for bats due to their mosaic of habitats (i.e. tree lines, long grass, water bodies, etc.) and the opportunities these afford bats for roosting, foraging and commuting. Roosting habitat Buildings and trees to be impacted by the proposed development are assessed for their suitability to support roosting bats below. No evidence of roosting bats was identified on or within B1 or any of the surveyed trees on-site.
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B1 Building description**Summary**

B1 is a two storey detached brick built and part rendered residential dwelling (fig.1) with a single storey flat section on the north-western elevation. The hipped roof is clay tiled and appears in good condition (fig.2) with no gaps or missing tiles that could provide roosting opportunities or access into the roof structure. Hanging tiles had been removed prior to the survey. Timber soffit boxes (fig.4) and windows all appear well sealed and tight fitting against the building. There is one loft void within B1 (fig.4), that is insulated with bitumen felt which appears in good condition with no signs of damage that could provide access into the loft. No natural light was observed entering the loft, indicating that it is well sealed.

No evidence of roosting bats was identified internally or externally during the survey.

The building will be demolished to facilitate the proposed development.

The building has **negligible habitat value** for roosting bats.



Figure 1: Front and side elevation of B1

Photographs

Figure 2: Roof tiles and removed hanging tiles.



Figure 3: Well sealed soffit boxes



Figure 4: Loft void within B1.

B2a Building description**Summary**

B2a is a brick built garage (fig.5). The intact gabled roof is clay tiled with no gaps or missing tiles (fig.6) which could provide suitable bat roosting and access features under roof tiles. There is one small loft void located within B2a (fig.7 & 8) access by two open hatches. The roof is lined with fibre board in poor condition with holes allowing light from the window into the loft void.

No evidence of roosting bats was identified internally or externally during the survey, however any evidence may have been washed away or trapped behind the roof tiles.

The building will be demolished to facilitate the proposed development.

The building has **negligible habitat value** for roosting bats.



Figure 5: The front of B2a

Photographs

Figure 6: Gable roof



Figure 7: Holes in fibre board in loft void



Figure 8: Loft void

B2b Building description**Summary**

B2b is a timber built outbuilding (fig.9) The timber boarding appears in good condition with no gaps between each board that could provide roosting opportunities for crevice dwelling bats. Part of the roof has collapsed into the building and is in poor condition with numerous gaps and missing tiles which are unlikely to provide suitable bat roosting and access features.

No evidence of roosting bats was identified internally or externally during the survey, however any evidence may have been washed away or trapped behind the roof tiles.

The building will be demolished to facilitate the proposed development.

The building has **negligible habitat value** for roosting bats.



Figure 9: The front of B2b

B3 Building description**Summary**

B3 is a timber shed (fig.10). The timber boarding appears in good condition with no gaps between each board that could provide roosting opportunities for crevice dwelling bats. The roof is clad in bitumen felt which appears in good condition throughout. There is one small loft void within B3 which appears to be well sealed other than a gap within the loft floor.

No evidence of roosting bats was identified internally or externally during the survey, however any evidence may have been washed away or trapped behind the roof tiles.

The building will be demolished to facilitate the proposed development.

The building has **negligible habitat value** for roosting bats.



Figure 10: B3

<i>Foreseen Impacts</i>	Roosting habitat [Buildings] B1, B2a, B2b, B3 Bats are very unlikely to be roosting within these buildings and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development. Roosting habitat [Trees] No further trees will be removed to facilitate the development. Foraging and commuting habitat The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. However, the proposed development will include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat [Buildings] B1, B2a, B2b, B3 In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. Roosting habitat [Trees] None required. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 Suggested biodiversity enhancements Enhancements are dependent on the outcome of further surveys.

Birds	
<i>Summary of Survey Findings</i>	Buildings No bird nests were identified within the buildings however the gaps under the lifted tiles of B1a offers nesting opportunities for birds. Trees and vegetation No bird nests were identified within the remaining trees on-site; however the recently cleared bramble offers nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Trees Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required.

	Suggested biodiversity enhancements The installation of a minimum of three bird boxes on the new dwelling will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability There is no suitable habitat present on site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. Further, the site is surrounded by urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site.
<i>Foreseen Impacts</i>	No impacts are anticipated on reptiles as a result of the proposed development.
<i>Recommendations</i>	None required.
Amphibians	
<i>Summary of Survey Findings</i>	EPSL and survey data A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site. Aquatic habitat suitability (including ponds within 500m)

	Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of one pond within 500m (P1) a pond located 450m to the northwest. Two further ponds are present just over 780m to the east and southeast (P2 & P3). Terrestrial habitat suitability The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing and amenity grass offer sub-optimal habitat for terrestrial amphibians. The hedgerows may offer refuge for these species, however given the urban nature of the surrounding landscape (i.e. dominated by roads and hard standing which are sub-optimal for amphibians) it is unlikely that amphibians will migrate on to site. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.
<i>Foreseen Impacts</i>	Given the lack of numerous ponds within 500m of the site, lack of suitable on-site habitats and poor connectivity to the wider landscape, the presence of commuting great crested newts within the site is unlikely.
<i>Recommendations</i>	None required.
Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounded by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.
<i>Foreseen Impacts</i>	No impacts are anticipated on badgers as a result of the proposed development.
<i>Recommendations</i>	None required.
Riparian animals	

<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low. Furthermore, for isolated habitats in the UK, research indicates that dormice require 20ha of woodland habitat to support a viable population (Bright <i>et al.</i> 1994). The site is enclosed by urban infrastructure including roads and significant residential development. These landscape features fragment suitable dormice habitat in the wider landscape and are likely to limit dispersal opportunities to the site. As such it is considered likely that hazel dormice are absent from site.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The unvegetated garden onsite provides limited foraging and commuting opportunities for hedgehogs, however the presence of commuting hedgehogs on site cannot be discounted.
<i>Foreseen Impacts</i>	Unvegetated garden will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.

	• The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas. • Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.
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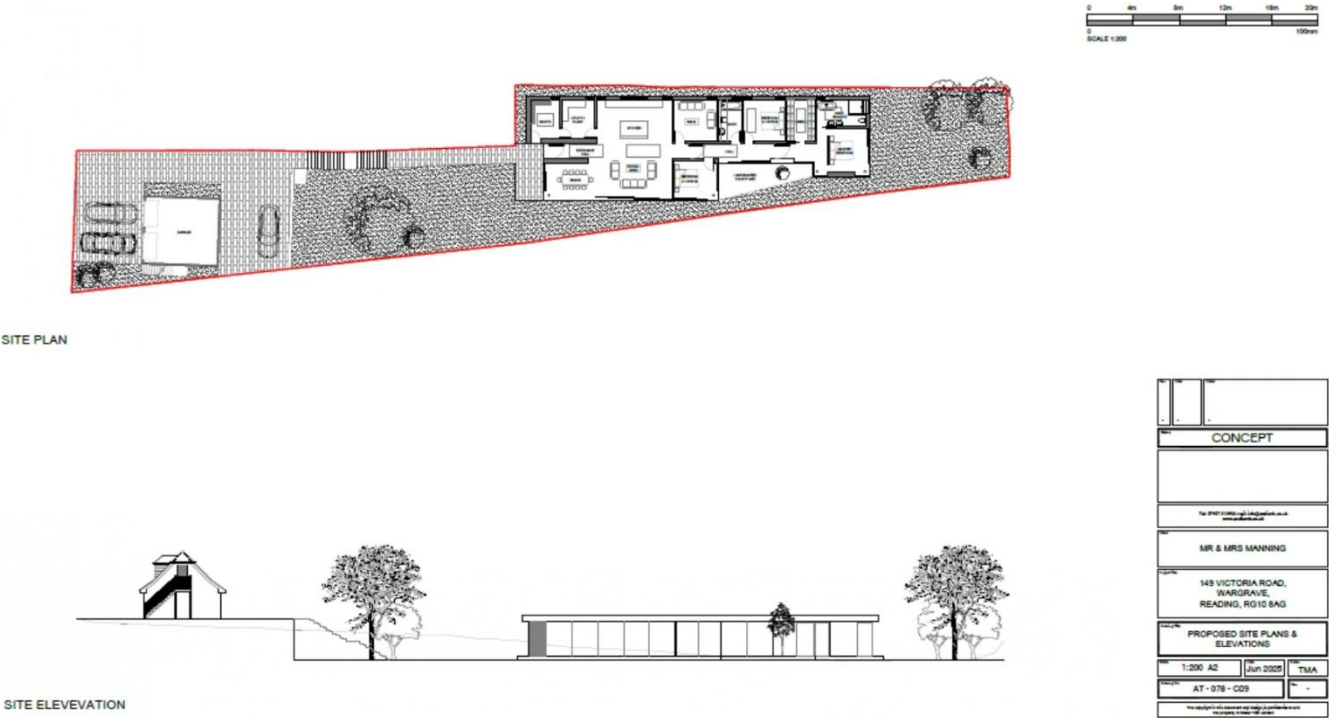
Appendix 1: PRA/Habitat map



Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Habitat Photos

Buildings	
Photograph	Description
	Figure 1: Main dwelling (B1) on site
Unvegetated garden	
Photograph	Description
	Figure 2: Unvegetated garden on site (to rear of B1)

Scattered trees	
Photograph	Description
	Figure 3: Scattered trees present on site (along northern site boundary)

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