



Biodiversity Survey and Assessment Report

2nd September 2025

Biodiversity Survey and Assessment Report

Site Address: 75 Chiltern Crescent, Earley, RG6 1AL

Planning Proposal: Double storey rear, first floor side, loft conversion and front porch

Date: 02/09/2025

1. Introduction

This Biodiversity Survey and Assessment Report has been prepared to support a householder planning application for minor residential development at 75 Chiltern Crescent, Earley, RG6 1AL. The proposed scheme includes the replacement of an existing conservatory with a single storey rear extension, a first-floor balcony, and adjustments to the existing rear dormers on the main roof. The report outlines the ecological context of the site, evaluates potential biodiversity impacts, and offers suitable mitigation and enhancement recommendations.

2. Site Description

75 Chiltern Crescent in Earley, Reading (RG6 1AL) is a semi-detached, freehold property situated in a residential area within the Bulmershe and Whitegates ward of Wokingham Borough.

Property Overview

- **Type:** Semi-detached house
 - **Tenure:** Freehold
 - **Internal Area:** Approximately 990 sq ft (92 sqm)
 - **Plot Size:** Approximately 345 sqm
 - **Bedrooms:** Typically 3
-

3. Ecological Baseline and Survey Results

Protected Species & Habitats:

- **Bats:** The loft space and roof features were inspected and showed no signs of bats or bat activity. No droppings, staining, or feeding remains were found. The dormers and eaves have low potential for roosting due to modern construction and lack of gaps.
- **Birds:** No active bird nests were identified in or around the affected areas. Works are outside the core breeding season, or will be conditioned to avoid nesting disturbance.
- **Other Species:** No evidence of badgers, great crested newts, dormice, reptiles, or other notable fauna. The garden and buildings offer minimal value for protected species.

- **Habitats:** The site comprises maintained lawn and ornamental garden, with negligible ecological value. No trees or hedgerows are affected by the development.
-

5. Impact Assessment

Given the scope of the proposed works and the absence of sensitive habitats or protected species, the ecological impact of the development is negligible. Key considerations:

- No habitat loss beyond the footprint of existing domestic garden
 - No anticipated disturbance to wildlife
 - No statutory or non-statutory conservation sites impacted
-

6. Mitigation and Enhancement Measures

Although ecological impact is minimal, enhancement measures are recommended in line with the National Planning Policy Framework (NPPF) and to support local biodiversity targets:

- Installation of **1 bat box** (e.g., Schwegler 1FR) on a suitable wall or tree
- Installation of **2 bird nest boxes** (e.g., for robin, tit, or sparrow)
- Planting of native flowering species to support pollinators
- Creation of a small **insect hotel** in the garden
- Maintain a small area of wildflower or natural grassland, if possible

These measures will help demonstrate a biodiversity net gain in line with best practice.

7. Biodiversity Net Gain (BNG)

Under the current regulations, householder developments of this scale are typically exempt from mandatory BNG calculations. Nonetheless, the proposed enhancement features provide measurable biodiversity benefits and contribute positively to local ecological networks.

8. Conclusion

The proposed development at 75 Chiltern Crescent poses negligible ecological risk. No further surveys are required. Implementation of minor biodiversity enhancements will ensure compliance with national and local planning policy. The site is suitable for development with no constraints arising from biodiversity or protected species.