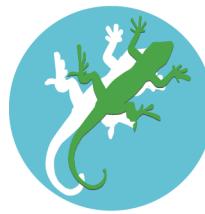


14/01/2025
LLD3404 – GTO House

Murray Planning Associates Ltd
Ground Floor Office,
Challenger House
Rumbolds Hill
Midhurst
West Sussex
GU29 9BY



LIZARD
Landscape Design and Ecology

The Old Bank, 34 South Street, Tarring, Worthing, West Sussex, BN14 7LH
T. 01903 216033 E. office@lizardlandscape.co.uk W. lizardlandscapeecology.com

Dear Richard,

LLD3404 - GTO House, Bath Road, Twyford

This statement has been prepared to provide supporting information for proposed works at GTO House, Bath Road, Twyford (*Grid reference: TQ 67492 94772*). An initial site visit comprising an updated walkover assessment was completed by Lizard Landscape Design and Ecology Ltd on the 22nd of November 2024. The purpose of the updated walkover assessment was to ascertain the ecological conditions on site in order to determine if the findings of the **Ecological Appraisal** (Clarke Webb Ecology Ltd, Dec 2023) and **Bat Survey Report** (Plan Ecology Ltd, May 2024) remained an accurate and up to date representation of the baseline data on site.

1.0 INTRODUCTION

- 1.1 Lizard Landscape Design and Ecology has been commissioned to provide an updated walkover assessment for GTO House, Bath Road, Twyford. The scope of this assessment has been determined with consideration of best-practice guidance provided by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2018), and the Biodiversity: Code of practice for planning and development published by the British Standards Institute (BS 42020:2013).
- 1.2 An updated walkover assessment of the site was undertaken on the 22nd of November 2024, where all habitats were assessed, species on site were identified and an external Preliminary Roost Assessment (PRA) was conducted.

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1.3 The purpose of the updated walkover assessment was to ensure that the information provided in the Ecological Appraisal (Clarke Webb Ecology Ltd, Dec 2023) and Bat Survey Report (Plan Ecology Ltd, May 2024) was accurate and reflected the current baseline ecological condition of the site.

Site Overview

1.4 The red line covers c. 1.4 hectares (ha) and comprises a large proportion of the grounds of GTO House. The site consists of a building and warehouse complex with associated areas of hardstanding, with introduced shrub in the centre of the site and modified grassland to the east and west, with trees and hedgerows interspersed throughout. Access to the site is via Bath Road or Mumbery Hill running alongside the southern boundary of the site.

Surrounding Landscape

1.5 The site is set within a semi-rural location in the north-western corner of the village of Hare Hatch, Berkshire. Immediately to the east and south of the site are two garden centres and other commercial developments, to the west is a large plant nursery and solar farm, and to the north is a large area of arable land. The site is located within the green belt of Wokingham Borough Council.

Development Proposals

1.6 It is understood that the proposals include the demolition of a warehouse and removal of 3no. trees, 1no. section of ornamental hedgerow and 1no. section of introduced shrub, in order to facilitate the construction of a new warehouse on hardstanding.

2.0 METHODOLOGY

2.1 Updated Walkover Assessment

2.1.1 The updated walkover assessment was undertaken on the 22nd of November by Suitably Qualified Ecologists (Will Mills, ACIEEM, MSci (Hons), 7 years professional experience and Owen Beesley BSc (Hons), 1 years professional experience).

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2.1.2 The assessment comprised a walkover inspection of the site and immediately adjacent land and boundaries features, in which ecological features were noted and mapped in accordance with principles of the UKHabs-Professional Classification System (Butcher *et al*, 2020). A minimum mapping unit of 25m² was used and habitats were identified to at least level 4 wherever practicable. A baseline site habitat plan was produced (*Figure No.01 – Baseline Site Habitat Plan*).

2.1.3 A list of plant species was compiled, together with an estimate of abundance (*Table No. 01*).

2.1.4 An external Preliminary Roost Assessment (PRA) was undertaken in conjunction with the walkover, and entailed a slow walkover of the site, during which time the surveyors identified any structures, trees and other features that could be suitable for bats to roost in, and any habitats which could be suitable for bats to commute, forage or swarm in.

2.1.5 All results from the updated walkover assessment were compared to the existing Ecological Appraisal and Bat Survey Report to determine if the findings from the reports were an accurate and up to date reflection of the ecological conditions on site.

3.0 RESULTS

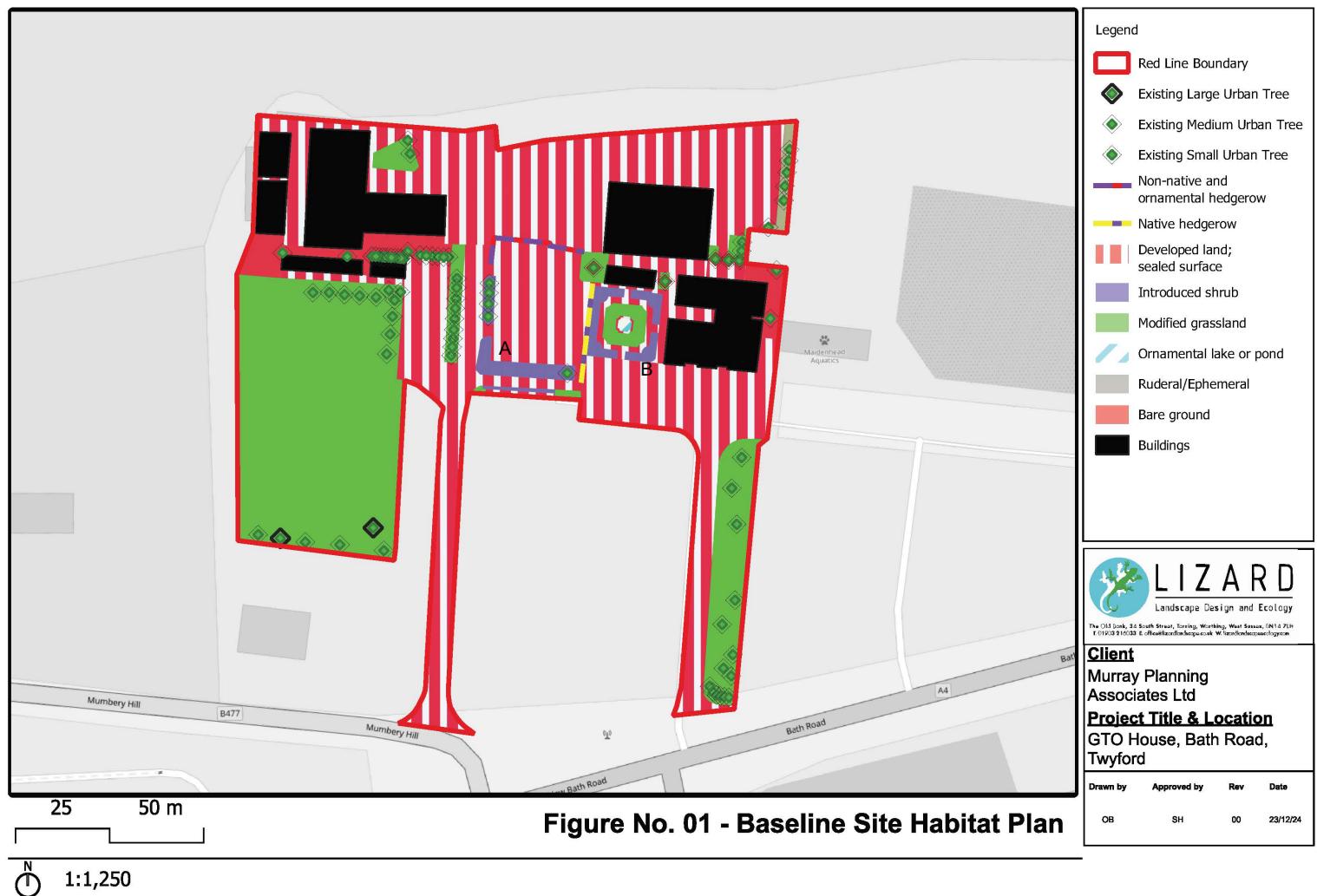
3.1 *Ecological Appraisal*

The results of the updated walkover assessment indicate that there have been no changes to the ecological conditions on site since the production of the Ecological Appraisal by Clarke Webb Ecology Ltd in December 2023. Therefore, the results of the report remain an accurate and up to date reflection of the conditions on site.

3.2 *Bat Survey Report*

The results of the updated PRA indicate that there were no potential roosting features on site that weren't previously identified and surveyed in the Bat Survey Report produced by Plan Ecology Ltd in May 2024. Therefore, the results of the report remain an accurate and up to date reflection of the conditions on site.

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Table No. 01 – Species List for Habitat Parcels**Modified Grassland**

Common Name	Scientific Name	DAFOR
Common Daisy	<i>Bellis perennis</i>	F
Common Dandelion	<i>Taraxacum officinale</i>	R
Common Ragwort	<i>Jacobaea vulgaris</i>	O
Common Yarrow	<i>Achillea millefolium</i>	R
Common Hawkbit	<i>Leontodon hispidus</i>	R
Creeping Buttercup	<i>Ranunculus repens</i>	A
Creeping Cinquefoil	<i>Potentilla reptans</i>	R
Dead Nettle	<i>Lamium sp.</i>	R
Dove's-foot crane's-bill	<i>Geranium molle</i>	R
Moss	<i>Bryophyte spp.</i>	D
Oxeye Daisy	<i>Leucanthemum vulgare</i>	F
Perennial Rye Grass	<i>Lolium perenne</i>	LA
Ribwort Plantain	<i>Plantago lupulina</i>	O
Rosebay Willowherb	<i>Chamaenerion angustifolium</i>	R
Self-heal	<i>Prunella vulgaris</i>	F
Spear Thistle	<i>Cirsium vulgare</i>	O
Speedwell	<i>Veronica sp.</i>	R
White Clover	<i>Trifolium repens</i>	O

Ornamental Hedgerow

Common Name	Scientific Name	DAFOR
Cherry Laurel	<i>Prunus laurocerasus</i>	D
Cypress	<i>Cupressus sp.</i>	O
Poplar	<i>Populus sp.</i>	F

Native Hedgerow

Common Name	Scientific Name	DAFOR
Yew	<i>Taxus baccata</i>	D

Introduced Shrub (A)

Common Name	Scientific Name	DAFOR
Cherry Laurel	<i>Prunus laurocerasus</i>	O
Yew	<i>Taxus baccata</i>	O
Dogwood	<i>Cornus sanguinea</i>	F
Cypress	<i>Cupressus sp.</i>	O
Box-leaved Honeysuckle	<i>Lonicera sp.</i>	A

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Introduced Shrub (B)

Common Name	Scientific Name	DAFOR
Heather	<i>Calluna vulgaris</i>	O
Verbena	<i>Verbena sp.</i>	O
Choisya	<i>Choisya sp.</i>	O
Japanese Box	<i>Buxus microphylla</i>	O
Japanese Maple	<i>Acer palmatum</i>	O
Yew	<i>Taxus baccata</i>	O
Lavender	<i>Lamiaceae sp.</i>	O
Trachycarpus	<i>Trachycarpus sp.</i>	O

D – Dominant; A – Abundant; F – Frequent; O – Occasional; R – Rare; L – Locally

Yours sincerely,

Owen Beesley
BSc (Hons)
Assistant Ecologist
Lizard Landscape Design and Ecology

Approved and proofed by

Will Mills
ACIEEM
MSci (Hons)
Consultant Ecologist
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