Ecological Impact Assessment

The Paddocks and The Bungalow, Lodge Road, Whistley Green,
Hurst, Berkshire RG10 0EG

October 2026

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Report Conditions

The methods and recommendations set out in this report are based on the following guidance:

- CIEEM Guidelines for Ecological Report Writing 2017 (CIEEM, 2017)
- CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018)
- Surveys have been carried out following the guidance sources set out in CIEEM's Good Practice Guidance for Habitats and Species (CIEEM, 2021), which include:
  - UK Habitat Classification (UKHab) Version 2 (Butcher et al, 2023)
  - CIEEM Guidelines for Preliminary Ecological Appraisal, Second Edition (CIEEM, 2017)
  - Bat Conservation Trust Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins *et al.*, 2023)
  - UK Bat Mitigation Guidelines (Reason & Wray, 2025)
  - Great Crested Newt Mitigation Guidelines (English Nature (now Natural England), 2001)

Site	The Paddocks and The Bungalow, Lodge Road, Whistley Green, Hurst, Berkshire RG10 0EG
Client	Mr C. Copland
Report	Ecological Impact Assessment
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Executive Summary

Ecology Works Limited was commissioned by Mr Copland to undertake a Preliminary Ecological Appraisal and subsequently two bat emergence surveys at The Paddocks and The Bungalow, Lodge Road, Whistley Green, Hurst, Berkshire RG10 0EG. The survey work is required in support of a planning application for a replacement dwelling.

This Ecological Impact Assessment details the findings of the ecological survey work undertaken. It provides details on the status of bats and other protected and notable species at the site, and provides an overall assessment of the potential ecological constraints to the proposed development. The report includes recommendations for measures to avoid, mitigate or compensate for impacts to protected or notable species, in line with the Mitigation Hierarchy. It also details specific enhancement measures required to deliver Biodiversity Net Gain, in line with policy.

Taken together, the desk study, PEA, PRA and bat emergence surveys made the following findings:

- One statutory designated nature conservation site is within a 2km radius of the site.
- Four Priority Habitats were recorded within 1km of the site.
- Six EPS bat licences have been granted within 2km of the site.
- UKHab habitats present include u1/828 Vegetated garden, u1b5 Buildings, u1b6 Other developed land and u1c Artificial unvegetated, unsealed surface, which are widespread habitats.
- The site is assessed as having:
    - Widespread on-site habitats;
    - Likely absence of bats within B1;
    - Moderate suitability for roosting bats within B2;
    - Suitability for foraging/commuting bats, breeding birds and foraging/commuting hedgehog;
    - Likely absence of great crested newt within 500m of the application boundary; and
    - Likely absence of otter, water vole, hazel dormice, reptiles and notable invertebrates or important assemblages. These species are not given further consideration.

A range of precautionary measures and mitigation has been recommended in this report in respect of bats, birds and hedgehog, to ensure there are no impacts to these species.

Enhancement measures are proposed which, once delivered, will ensure the proposed development will result in a net gain for biodiversity in line with the NPPF. Taking this into account, as no designated sites or protected species will be significantly impacted once these measures are in place, the local planning authority can be assured that the proposal will be compliant with relevant legislation, the NPPF, the Wokingham Borough Council Core Strategy (adopted 2010), and the Managing Development Delivery (MDD) Local Plan (adopted 2014).

1 Introduction

1.1 Background

Ecology Works Limited was commissioned by Mr Copland to undertake a Preliminary Ecological Appraisal (PEA) and subsequently two bat emergence surveys at The Paddocks and The Bungalow, Lodge Road, Whistley Green, Hurst, Berkshire RG10 0EG. The ecological survey work is required in support of a planning application for a replacement residential dwelling. This report details the findings of the desk study, PEA, Preliminary Roost Assessment (PRA), and bat emergence surveys conducted at the site by Ecology Works Limited from July to September 2026. This full assessment is referred to as the Ecological Impact Assessment (EcIA).

This EcIA details the findings of the ecological survey work undertaken. It provides details on the status of bats and other protected and notable species at the site, and provides an overall assessment of the potential ecological constraints to the proposed development. The report includes recommendations for measures to avoid, mitigate or compensate for impacts to protected or notable species, in line with the Mitigation Hierarchy. It also details specific enhancement measures required to deliver Biodiversity Net Gain, in line with policy.

1.2 Site Description

The Paddocks and The Bungalow, referred to hereafter as 'the site', comprises a bungalow and former stable with an associated garden, yard and access drive, located at National Grid Reference SU 79350 73940 on Lodge Road in Whistley Green, Berkshire. The site lies to the east of Lodge Road within a semi-rural area characterised by scattered rural settlements and surrounding countryside.

The site is bordered by neighbouring residential properties and associated gardens to the north, east and west, and by a paddock to the south. The market town of Wokingham is located approximately 4.2 kilometres (km) south-east of the site and Reading town centre is located approximately 7.8km west of the site.

A Site Location Plan is provided in Appendix 1.

1.3 Site Proposals

The proposal entails the demolition of the existing bungalow, to be replaced with a residential dwelling.

A Proposed Site Plan is provided in Appendix 2.

2 Policy and Legislation

2.1 Planning Policy

2.1.1 National Planning Policy

Requirements of planning decisions in respect of biodiversity in England are laid out in the National Planning Policy Framework, (NPPF) 2026[1], which states that the presence of a protected species is a material consideration when a planning authority is considering a development proposal. Other relevant policies are summarised below:

- Policy S3 sets out the presumption in favour of sustainable development. The Framework makes clear that this presumption does not apply where a plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.
- Policy N1 confirms that development proposals must deliver a minimum 10% biodiversity net gain in accordance with the statutory requirement. Local planning authorities may not require BNG above this 10% threshold unless it applies to a specific site allocation and is fully justified and deliverable. Decision-makers must not give weight to general local plan policies that seek BNG beyond the statutory minimum.
- Policy N2 states that the planning system should contribute to and enhance the natural environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- Policy N6 details biodiversity principles for local planning authorities to apply, including:

  a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

  b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

  c) development proposals which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodland, ancient or veteran trees, blanket bog, limestone pavement, sand dunes,

[1] HM Government (2026) *National Planning Policy Framework*. Department for Communities and Local Government. HMSO

salt marsh and lowland fen) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

- Policy N6 also states that the following should be given the same protection as habitats sites:

  a) potential Special Protection Areas and possible Special Areas of Conservation;

  b) listed or proposed Ramsar sites; and

  c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

- A new provision (Policy N6(3)) confirms that policies protecting sites of biodiversity or geodiversity importance apply to development inside or outside the designated area where the development would impact those values, codifying buffer zone protection in national policy for the first time.
- Planning Practice Guidance for Biodiversity (MHCLG, 2024) offers guidance on interpretation of planning and nature conservation law in England. Paragraph 98 states "*the presence of a protected species is a material consideration when a planning authority is considering a development proposal that, if carried out, would be likely to result in harm to the species or its habitat*". Paragraph 99 states "*it is essential that the presence or otherwise of a protected species, and the extent that they may be affected by the Proposed Project Development, is established before planning permission is granted*".

2.1.2 Local Planning Policy

Local planning policy is provided by the Wokingham Borough Council Core Strategy (WBC, 2010) and the Managing Development Delivery Document (MDD) (WBC, 2014).

Policy CP7 (Biodiversity) of the Core Strategy requires that planning permission be granted for development proposals that protect features of ecological importance, avoid harm to protected species and their habitats, and, where opportunities exist, secure enhancements to biodiversity.

Policy TB23 (Biodiversity and Development) of the MDD supplements Policy CP7. It requires the incorporation of new biodiversity features into development proposals, the provision of buffers between habitats and species of importance, and integration with the wider green infrastructure network.

WBC is in the process of preparing a Local Plan Update (2023–2040), which is currently under examination and has not yet been adopted. It therefore carries limited weight in the determination of planning applications at this time.

2.2 Legislation

2.2.1 European Protected Species (EPS)

British bats are afforded full protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). In addition, these species are protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017. Schedule 2 defines European Protected Species (EPS). These animals and their habitats receive additional protection via the Countryside and Rights of Way (CRoW) Act, 2000, and under the Bonn Convention, of which the UK is part. Taken together, these make it an offence to:

- kill, injure or take such an animal
- possess any part of such an animal (alive or dead)
- intentionally or recklessly damage, destroy or obstruct access to any place or structure used by these species for shelter, rest, protection or breeding
- intentionally or recklessly disturb these species whilst using any place of shelter or protection
- deliberately disturb these species in such a way as to be likely to impair their ability to:
    - survive, to breed or reproduce, or to rear or nurture their young
    - in the case of animals of a hibernating or migratory species, to hibernate or migrate
    - to significantly affect the local distribution or abundance of the species in question (this is therefore interpreted to protect the foraging, commuting, breeding and terrestrial habitat of these species)
- keep (possess), transport, sell or exchange, or offer for sale or exchange, any live or dead animal of these species, or any part of, or anything derived from them

A bat roost is considered any structure or place which a bat uses for shelter or protection. Bats can be loyal to roosts, returning year on year; legal opinion is therefore that protection of roosts applies whether or not bats are present at the time of survey or construction work. There is no definition of the timescale for how long a disused bat roost remains a roost.

If an offence outlined in the list above may be committed as a result of planned works, such as re-roofing, extension or demolition for bats, or habitat removal for otter, dormouse and great crested newt, such work would need to be carried out under licence from Natural England. Works or mitigation activities involving interference with these species must be carried out by a suitably-licensed individual (with a current Natural England bat/dormouse/great crested newt licence).

2.2.2 Birds

In the UK, all wild birds are afforded protection under Section 1 of the Wildlife and Countryside Act 1981 (as amended), making it an offence to intentionally kill, injure or take any wild bird or to take, damage or destroy a nest

(while in use or during its construction) or eggs. Some species receive further protection via inclusion in Schedule 1 of the Act, which makes it an offence to intentionally or recklessly disturb these birds whilst building a nest or in, on or near a nest containing eggs/young; or to disturb dependent young. Schedule 1 species include barn owl *Tyto alba*.

Canada goose *Branta canadensis* is an introduced, non-native species in the UK. Breeding Canada geese and their eggs, nests and young are protected under the Wildlife and Countryside Act, 1981, and a Natural England licence is required to remove its nests. Habitat used by this species during migration is not protected.

2.2.3 Other Species and Habitats

The NERC Act 2006 requires due consideration be given to biodiversity as part of the planning process. Section 41 of the Act defines a number of Species and Habitats of Principal Importance for consideration during planning, which include several bat species, dormouse and a number of species which are not strictly legally protected, such as hedgehog *Erinaceus europaeus*, common toad *Bufo bufo* and stag beetle *Lucanus cervus*, along with Priority Habitats such as ponds that meet the relevant criteria (in this instance, by supporting notable species common toad, and potentially great crested newt). While stag beetles are also protected from sale under Schedule 5 of the Wildlife and Countryside Act 1981, there is no further protection on individuals or their habitat, beyond consideration in the planning process. Hedgehog are listed on schedule 6 of the Wildlife and Countryside Act (1981), making it illegal to kill or capture wild hedgehog with certain methods.

All wild mammals, including hedgehog, fox *Vulpes vulpes* and rabbit *Oryctolagus cuniculus*, receive protection from harm with intent to inflict unnecessary suffering, including crushing and asphyxiation, under the Wild Mammals (Protection) Act 1996. This is relevant where burrows need to be removed as a normal part of construction activity.

2.2.4 Biodiversity Net Gain

The Environment Act 2021[2] states that there is a duty on local authorities to publish biodiversity reports and secure mandatory biodiversity net gain. Part 6 (Nature and Biodiversity) sets out the following key elements relating to Biodiversity Net Gain (BNG):

- The Act amends the Town & Country Planning Act
- A minimum 10% BNG is required, calculated with the Biodiversity Metric, supported by a BNG assessment
- BNG habitat must be secured for at least 30 years via planning obligations or conservation covenants
- This can be delivered on- or off-site, or via the statutory biodiversity credits scheme
- Off-site BNG land will be recorded on a national register

The Act does not affect existing legal protection for habitats and species. It maintains the mitigation hierarchy of avoid impacts first, then mitigate and only compensate as a last resort. Planning applications involving single dwellings are

[2] https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted

exempt from this requirement under the Act. Therefore there is simply a need to deliver an overall gain as part of this planning application.

2.2.5 Local Nature Recovery Strategies

Local Nature Recovery Strategies (LNRS) are a key component of the Environment Act 2021 in England. This legislation requires responsible authorities, typically local authorities, to develop and publish LNRSs with the aim of identifying priorities and opportunities for nature recovery in their areas. These strategies will be evidence-based, map the most valuable natural habitats, and set out proposals for improving biodiversity. LNRSs are designed to support the broader goal of halting biodiversity loss and contributing to the national Nature Recovery Network, ensuring coordinated and targeted conservation efforts across the country.

The Berkshire LNRS was published on 7th October 2025. The LNRS sets out a comprehensive strategy based on a wide range of evidence, and has various focuses, such as habitat creation and management measures, and rare species. The strategy is landscape-level, it does not specifically relate to small-scale development proposals, however there are general high-level principles relevant to this assessment such as consideration of bat flight lines in the landscape.

3 Methods

3.1 Desk Study

3.1.1 Zone of Influence

The desk study was carried out within the zone of influence, which is an area around the site set by the assessor that may be affected by the proposals because of factors such as alterations to habitats, lighting, noise, the water table or human presence. For the purpose of the EcIA, the zone of influence has been set at a 1km radius around the site. This is increased to 2km for bats, which are highly mobile, and is increased further where the site falls within any impact zones of European sites, which have radiuses of several kilometres or more.

A local records centre search was deemed disproportionate for this project, which is small in scale.

3.1.2 MAGIC Data Search

The Multi-Agency Geographic Information for the Countryside[3] (MAGIC) online resource was accessed on 8th October 2026 to search for the following features:

- Internationally and nationally designated sites: SPAs, potential SPAs, SACs, possible SACs, Wetlands of International Importance (Ramsar sites), Sites of Special Scientific Interest (SSSIs), National Nature Reserves (NNRs) and Local Nature Reserves (LNRs) within 1km of the site
- European Protected Species (EPS) bat licences granted within 2km
- EPS hazel dormouse and great crested newt licences granted within 1km
- Natural England great crested newt class licence returns submitted within 1km
- Ponds shown on Ordnance Survey mapping within 500m of the site

Online mapping was used to identify ponds within 500m of the site, based on standard best practice for great crested newt, which spends much of the year on land. This is taken as the maximum reasonable distance this species will migrate between breeding ponds and terrestrial habitats, such as woodlands. In practice, great crested newt will often stay in terrestrial habitat in immediate or close vicinity to its aquatic breeding habitat.

3.2 Preliminary Ecological Appraisal

3.2.1 Methodology

The PEA was carried out in the daytime on 17th July 2026 by licensed bat ecologist Samantha Munslow BSc (Hons) CEnv MCIEEM (Natural England Level 2 Class Licence ref. 2015-16434-CLS-CLS). Samantha is a Chartered

[3] MAGIC Map Application. https://magic.defra.gov.uk/MagicMap.aspx.

Environmentalist and a full member of the Chartered Institute of Ecology and Environmental Management, and has 27 years' experience in bat surveys, licensing and mitigation.

The survey was conducted using a 1,000 lumen LED Lenser torch, 8x42 binoculars and ladder. Weather conditions during the field survey were 27°C with no cloud cover, dry and no wind.

The habitat survey was undertaken following the user manual, habitat key and definitions for UK Habitat Classification (UKHab)[4], and entailed a detailed survey of on-site vegetation to identify key plant species present and to categorise the primary habitats and define them further using the UKHab secondary codes, where appropriate. Condition assessments were completed on-site for each habitat parcel. Guidelines for Preliminary Ecological Appraisal were also followed[5]. Where relevant, dominance was noted based on the DAFOR scale[6]. Target notes were made to identify particular features/species within the site. QGIS™ was used to map the site, first with a desk-based pre-survey and then a detailed ground-truthing exercise, adding habitat types, conditions and detailed species lists. See Appendix 3 UKHab Habitat Map. The site visit also included an assessment of the suitability of habitats present to support protected or notable species. These methods are detailed in Table 1.

Table 1. Methods used for establishing site suitability for protected and notable species

Species/ species group	Details
Bats	Roosting opportunities for bats are referred to as Potential Roosting Features (PRFs) and can take the form of a wide range of features within a building or structure. Examples of such features are within roof voids (particularly along the ridge beams), eaves spaces, within mortice joints, and within gaps on the exterior of a building, such as under roof tiles, ridge tiles or hanging tiles (or slates), soffit or fascia gaps, gaps beneath lead flashing, cladding, weatherboarding and barge boards, and many other features. Trees also provide suitable features such as loose or peeling bark, splits, cracks, woodpecker holes, callous rolls, snags and hazard beams. The presence of dense ivy on trees can both conceal and create suitable roosting features. The PRA entailed a detailed visual inspection of on-site trees and of the exterior and interior of the building/s on-site to look for PRFs, wherever access was possible and safe. It included a search for bats and their evidence, such as droppings, urine stains, rub marks, feeding remains and bat corpses. All PRFs and bats/bat evidence was recorded (including taking photographs and droppings samples where necessary). Trees and buildings within the assessment are assigned a level of roosting suitability from the following categories, in line with the criteria set out in the Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists Good Practice Guidelines: • Negligible • Low • Moderate • High These guidelines were also used to assess the suitability of the surrounding habitats and landscape for foraging and commuting bats. The survey was conducted using a using a 1,400 lumen P7R Core LED Lenser torch,

[redacted]

[4] UKHab Ltd. (2023) UK Habitat Classification User Manual V2.0 (at https://www.ukhab.org)
[5] CIEEM Guidelines for Preliminary Ecological Appraisal, Second Edition (CIEEM, 2017)
[6] The DAFOR scale was used to note levels of dominance within habitats present for each plant species, from Dominant, Abundant, Frequent, Occasional or Rare.

[redacted]

Otter	The site was assessed for its suitability for Eurasian otter *Lutra lutra*, predominantly based on the presence of ditches, streams, rivers or other waterbodies. Where present, areas in and around waterbodies were searched for holts, couches, lie-ups, feeding remains and spraints (otter droppings).
Water vole	Any waterbodies present were also searched for evidence of northern water vole *Arvicola amphibius*, such as burrows, latrines, tracks and feeding lawns.
Hazel dormouse	The habitat on and adjacent to the site was assessed for its suitability to support hazel dormouse, indicated by the presence of woodland, scrub or hedgerows with food plants such as hazel *Corylus avellana*, bramble *Rubus fruticosus* aggregate (agg.) and honeysuckle *Lonicera periclymenum*, which would provide a food contingent throughout the active season.
Birds	Vegetation, buildings and other structures on the site were broadly assessed for their suitability for breeding birds. The following evidence, where present, was noted: • Nests • Nesting material • Calls of chicks and young • Repetitive entry into suitable features and carrying of food and nesting materials by adult birds • Accumulations of bird droppings on brickwork, tiles or soffits
Reptiles	Grassland, scrub, woodland edges and garden habitats within the site, if present, were appraised for their suitability for providing opportunities for basking, breeding, foraging and hibernating by widespread reptile species, such as grass snake and slow-worm. Materials resting on the ground, referred to as refuges, are routinely lifted to check for reptiles.
Great crested newt	Supported by the desk study for this species, waterbodies and terrestrial habitats on the site were assessed for their suitability for supporting great crested newt. Refuges, including logs, were routinely lifted to check for sheltering newts. In addition, publicly accessible ponds within 250m were visited and a great crested newt Habitat Suitability Index (HSI) assessment[7] was undertaken, to enable rapid assessment of how suitable the ponds are for this species. Ponds with a score of 'below average' or lower are not routinely surveyed for great crested newt, as the species is unlikely to be present.
Invertebrates	The habitats on and adjacent to the site were broadly assessed for their suitability to support rare or notable invertebrates or important assemblages.
Invasive plant species	Where observed, the presence of invasive plants listed on Schedule 9 of the Wildlife and Countryside Act 1981, such as Japanese knotweed *Fallopia japonica*, was noted during the survey. Please note, this does not represent an exhaustive search of the site.
Other species	As well as the species above, the PEA included an assessment of the site's suitability to support Species of Principal Importance defined under the NERC Act 2006, such as hedgehog *Erinaceus europaeus* and brown hare *Lepus europaeus*.

3.2.2 Limitations

The PEA was undertaken by an experienced and suitably qualified ecologist, who was able to access all necessary areas of the site using suitable equipment. Therefore there are no significant limitations to the survey.

[7] Oldham R.S., Keeble J., Swan M.J.S. & Jeffcote M. (2000). *Evaluating the suitability of habitat for the Great Crested Newt (Triturus cristatus).* Herpetological Journal 10(4), 143-155

It is not always possible to access every PRF (e.g. soffits, gaps between roof tiles and roof felt etc.) and therefore the PRA is based on the suitability of such features to support roosting bats. This is a standard, unavoidable constraint of this work and is not considered a significant limitation.

3.3 Bat Emergence Surveys

3.3.1 Methodology

Two dusk emergence surveys were undertaken by two surveyors, following the methodology set out in the BCT guidelines. As The Paddocks will not be affected by the proposed development, emergence surveys for this building were not considered necessary. Surveys were designed and co-ordinated by Frances King-Smith, and carried out by lead surveyor Chris Bawler (CB), supported by experienced surveyors Clare Riches (CR) and Tony Butcher (TB).

Surveyors were located to the north-west and south-west of The Bungalow on both visits, allowing full visual coverage of the porch and of all relevant elevations. The surveyors recorded any bat activity on, or around, the potential roosting entry/exit features identified during the PRA, using handheld bat detectors including Wildlife Acoustics Echo Meter Touch Pro 2 detectors with Amazon Fire HD 8 tablets to record bats and identify genus or species through call analysis. Two-way radios were used by surveyors during the survey to cross-reference bat flight directions and possible bat emergences. In line with the BCT guidelines and the Interim Guidance on the Use of Night Vision Aids (BCT, 2022), each surveyor was paired with a Night Vision Aid (NVA) comprising a Canon XA10 or a Nightfox Whisker with additional Nightfox XC5 infrared torches and floodlights. The NVAs record the entire survey from each surveyor location. See Appendix 4 for surveyor and NVA locations, and Appendix 5 for photographic stills from the darkest point at each NVA location.

The NVA footage was carefully reviewed on QuickTime™ player by Frances King-Smith to check for any bat emergences from the buildings that might have been missed due to low light levels on the survey. Possible emergence times noted on the survey sheets were interrogated in depth on the footage. Bat calls were logged and recorded as sonograms for later confirmation of species using SonoBat 30 and/or Kaleidoscope.

3.3.2 Survey Details

The dates, times, weather conditions and personnel are presented in Table 2.

Table 2. Bat emergence survey details

Date	Personnel	Timing	Weather conditions
17th August 2026	CB & CR	20:07 start 20:22 sunset 21:52 end	Start/end temperature: 25.7°C / 23.3°C Cloud cover: 40% at start, 20% at end Weather: Beaufort Force (BF) 1 light air throughout; dry throughout
10th September 2026	CB & TB	19:15 start 19:30 sunset 21:00 end	Start/end temperature: 19.7°C / 17.3°C Cloud cover: 100% at start, 80% at end Weather: BF2 at start, BF3 at end; dry throughout

3.3.3 Limitations

In accordance with good practice guidelines, the surveys were undertaken within the recommended survey season (May to September), with the first between May and August, and during suitable weather conditions. There were no limitations relating to survey effort, timing or climatic conditions.

Bat emergence surveys record the emergence of bats at the time of the survey visits and therefore only provide a snapshot of bat roosting activity at the site at that time. Bats may be present at other times, and in different roost locations. The results presented here are therefore considered to be an accurate representation of the general use of the buildings by roosting bats.

Overall, there are not considered to be any significant constraints to the emergence surveys.

4 Ecological Baseline

4.1 Desk Study

4.1.1 Statutory Designated Sites

The MAGIC online resource showed that one statutory designated nature conservation site is present within 1km of the site, as detailed in Table 3.

Table 3. Statutory designated nature conservation sites within 1km

Designation	Name, distance, direction	Details
SSSI	Lodge Wood & Sandford Mill 660m SW	The site consists of two small wet woodlands bordering the River Loddon, notable for large populations of the rare Loddon lily.

4.1.2 Priority Habitats

Four Priority Habitats were recorded within 1km of the site, including woodpasture and parkland, traditional orchard, deciduous woodland, and ancient woodland.

These habitats are not present within the site and therefore the site does not comprise an area formally identified in a local strategy. The nearest Priority Habitat is a parcel of deciduous woodland located 10m to the west. This parcel is functionally linked to the site.

4.2 Habitats

The habitats on the site are mapped in Appendix 3 according to UKHab and are detailed below.

Vegetated garden u1/828

A vegetated garden is present within the site, to the north and east of The Bungalow (Photograph 1). The grass is managed as an amenity lawn and has an average sward height of approximately 10 centimetres (cm). The sward is dominated by perennial ryegrass *Lolium perenne*, with annual meadow grass *Poa annua*, red fescue *Festuca rubra* aggregate (agg.) and cocksfoot *Dactylis glomerata*. Forbs present include white clover *Trifolium repens*, creeping thistle *Cirsium arvense*, dandelion *Taraxacum officinale* agg., common mouse-ear *Cerastium fontanum*, cat's-ear *Hypochaeris radicata*, daisy *Bellis perennis* and ragwort *Jacobaea vulgaris*.



Photograph 1. Vegetated garden to the north of B1

Building u1b5

Two buildings are present within the site (Photographs 2 to 5). The buildings include a bungalow and a former stable block.



Photograph 2. Northern aspect of B1



Photograph 3. Southern aspect of B1



Photograph 4. Western aspect of B2



Photograph 5. Eastern aspect of B2

Other developed land u1b6

Developed land in the form of a concrete yard is present within the site (Photograph 6).



Photograph 6. Concrete hardstanding in the centre of the site

Artificial unvegetated – unsealed surface u1c

A gravel access track is present within the site and provides access to Lodge Road.

4.3 Bats

4.3.1 Desk Study

The MAGIC online resource showed that a total of six EPS bat licences have been granted within a 2km radius of the site, as shown in Table 4.

Table 4. Bat licences granted within 2km

Ref.	Species	Start	End	Damage of a breeding site	Damage of a resting place	Destruction of a breeding site	Destruction of a resting place
2019-43858-EPS-MIT 205m SW	Soprano pipistrelle *Pipistrellus pygmaeus*	01/02/2020	28/02/2025	-	-	-	✓
EPSM2012-4899 430m SE	Common pipistrelle *Pipistrellus pipistrellus* and brown long-eared bat *Plecotus auritus*	04/10/2012	01/10/2014	-	-	-	✓
2016-25277-EPS-MIT / 2016-25277-EPS-MIT-1 440m E	Soprano pipistrelle	14/09/2016	13/09/2026	-	-	✓	-
2017-32001-EPS-MIT 900m S	Common pipistrelle	01/01/2018	30/04/2018	-	-	-	✓
2016-27109-EPS-MIT / 2016-27109-EPS-MIT-1 1.3km W	Common pipistrelle, soprano pipistrelle and brown long-eared bat	17/01/2017	12/01/2022	-	-	-	✓
2014-649-EPS-MIT 1.4km SW	Common pipistrelle and soprano pipistrelle	02/05/2014	31/10/2014	-	-	-	✓

4.3.2 Preliminary Roost Assessment

4.3.2.1 Summary of Historic PRA Results

A PRA was undertaken at the site in 2015 (PJC Ecology, 2015). During the PRA, external PRFs were noted to be present on B1 and a total of five old bat droppings were observed internally. B1 was assessed as having 'low' suitability to support roosting bats and as supporting a confirmed bat roost due to the presence of droppings. No external PRFs and no evidence of roosting bats was recorded within B2 which was assessed as having 'negligible' suitability to support roosting bats.

An update PRA was also undertaken at the site in 2019 (The Ecology Partnership, 2019). During the PRA, external PRFs were noted to still be present on B1 and old bat droppings and feeding remains were observed internally. B1 was assessed as having 'high' suitability to support roosting bats and as supporting a confirmed bat roost due to the presence of droppings and feeding remains. No external PRFs and no evidence of roosting bats was recorded within B2 which was assessed as having 'negligible' suitability to support roosting bats.

4.3.2.2 2026 Update PRA Results

<u>The Bungalow (B1)</u>

The Bungalow (denoted B1) is a detached, single-storey bungalow (Photographs 7 to 20). The building has timber weatherboard walls and a gabled roof clad in plain clay peg tiles, with half round clay ridge tiles. The building has one chimney and wooden soffits. A single-storey extension is present to the north which has timber weatherboard walls and a flat roof lined with bitumen felt. Overall, the building is in a moderate state of repair. The roof supports the following features that could provide PRFs:

- Gaps in mesh covering the air vents on the southern and western aspects
- Gaps under loose or missing roof tiles on the northern, southern and western aspects
- Gaps under lifted ridge tiles
- Gaps under hip tiles caused by loose or missing mortar on all aspects
- Gaps in weatherboarding on the southern and western aspects

Internally, the property has a single roof void beneath a trussed timber frame, which is lined with a traditional bituminous roof membrane. The loft void is uninsulated and the majority of the void is boarded. Daylight is visible at in a number of locations, demonstrating that the roof void is not completely sealed. The building has 'high' suitability for roosting bats in line with BCT guidelines.



Photograph 7. Northern aspect of B1



Photograph 8. Northern aspect of B1



Photograph 9. Western aspect of B1



Photograph 10. Southern aspect of B1



Photograph 11. South-western aspect of B1



Photograph 12. Air vent on the western aspect of B1



Photograph 13. Gaps under lifted roof tiles



Photograph 14. Gaps under lifted roof and ridge tiles



Photograph 15. Gap caused by a missing tile



Photograph 16. Gaps under hip tiles



Photograph 17. Hole in weatherboarding



Photograph 18. Hole in weatherboarding



Photograph 19. Loft void



Photograph 20. Light ingress from the air vents

The Paddocks (B2)

The Paddocks (denoted B2) is a detached, single-storey stable block (Photographs 21 to 28). The building has concrete breezeblock walls with timber cladding on the northern, southern and western aspects, and a gabled roof clad in concrete tiles, with half round clay ridge tiles. The building has wooden fascias and the eaves are sealed with wire mesh to prevent birds from nesting within the building. Overall, the building is in a good state of repair. The roof supports the following features that could provide PRFs:

- Gap under a missing roof tile on the eastern aspect

- Gap in weatherboarding on the southern aspect

Internally, the building has a mezzanine floor beneath a trussed timber frame, which is lined with a traditional bituminous roof membrane. The loft void is uninsulated and the majority of the void is boarded. There is no visible light ingress, suggesting the loft void is sealed. A single bat dropping was observed on the mezzanine floor of the building. It was small to medium-sized and the bat species could not be determined following an inspection. The building is a confirmed bat roost and has 'high' suitability for roosting bats in line with BCT guidelines.



Photograph 21. Western aspect of B2



Photograph 22. Eastern aspect of B2



Photograph 23. Southern aspect of B2



Photograph 24. Gap in weatherboarding



Photograph 25. Gap under roof tile



Photograph 26. Mesh-sealed eaves



Photograph 27. Internal view of mezzanine floor within B2



Photograph 28. Mezzanine floor within B2

Trees

No trees are present within the site.

4.3.3 Foraging and Commuting Habitat

The site is in a rural location surrounded by pasture, woodland and a series of connected lakes. The vegetated garden provides suitable foraging and commuting habitat for bats, and it is likely that widespread bat species will regularly pass over the site. The site's wider surrounds have 'moderate' suitability for foraging and commuting bats under BCT guidelines.

4.3.4 Bat Emergence Surveys

4.3.4.1 Summary of Historic Bat Emergence Surveys

Following on from the 2015 PRA, two bat emergence surveys were undertaken of B1 (ACD Ecology, 2015), including a dusk survey and a dawn survey. No bats were recorded emerging from, or entering, B1 during the surveys. It was concluded that the evidence found was of a historic nature and that B1 did not currently support a bat roost.

The bat emergence surveys were updated in 2019, with two surveys undertaken of B1 (AE Ecology, 2019), including a dusk and a dawn survey. No bats were recorded emerging from, or entering, B1 during the surveys. It was concluded that the evidence found was of a historic nature and that B1 did not currently support a bat roost. This result was in line with the 2015 survey results.

4.3.4.2 2026 Update Emergence Surveys

Given the time that has elapsed, two update bat emergence surveys were undertaken of B1 in 2026. Two surveys was considered sufficient to inform the EcIA given the extensive past surveys. Three visits was deemed disproportionate given the overall expense of bat surveys for the homeowners since 2015. The results of the 2026

surveys are detailed in Table 5 and are summarised below. Surveyor locations are provided in Appendix 4, and darkest point photographs from each survey location in Appendix 5.

Table 5. Bats recorded during the bat emergence surveys

Survey date	Species	Roost emergences	Foraging and commuting across all survey locations		
			First recording	Last recording	Passes recorded
17th August 2026	Common pipistrelle	None	20:55	21:49	4
	Soprano pipistrelle	None	20:45	21:51	70
	Noctule *Nyctalus noctula*	None	21:06	21:40	5
	Myotis bat[8]	None	21:20	21:36	4
	Nathusius' pipistrelle *Pipistrellus nathusii*	None	21:30	-	1
	Daubenton's bat *Myotis daubentonii*	None	21:31	21:33	2
10th September 2026	Common pipistrelle	None	19:48	20:56	19
	Soprano pipistrelle	None	19:43	20:55	26
	Long-eared bat[9] *Plecotus* sp.	None	20:28	20:46	3
	Myotis bat	None	20:15	-	1
	Noctule	None	20:27	20:54	7

4.3.5 Bat Assessment Summary

No bats were recorded emerging from B1 on either survey. These results are consistent with the previous survey work which also recorded no emerging bats. The previous survey work determined that B1 supported a historic bat roost due to the presence of a very low number of old droppings. Given the time that has elapsed since the previous surveys, and factoring in results of the 2026 PRA and bat emergence surveys, roosting bats are likely absent from B1.

Foraging and commuting activity was dominated by soprano pipistrelle. Common pipistrelle was also recorded frequently on the second visit. Both species were observed foraging around the buildings and vegetated garden. Lower levels of activity were recorded from noctule, Daubenton's bat, *Myotis* bats, Nathusius' pipistrelle and long-eared bats.

Core Sustenance Zones (BCT, 2016) for all species recorded across the two surveys are provided in Table 6. A Core Sustenance Zone is the area around a roost within which habitat is likely to be important to the bats using it. For the species recorded, the distances indicate the likely maximum distance to their roosts. For common pipistrelle and brown long-eared bat, which roost on site, they indicate how far these bats are likely to travel to forage.

Table 6. Core Sustenance Zones for the bat species recorded at the site

Species	Core Sustenance Zone around roosts (km)

[8] There are seven species of Myotis bat in the UK: Alcathoe bat *Myotis alcathoe*, Bechstein's bat *Myotis bechsteinii*, Brandt's bat *Myotis brandtii*, Daubenton's bat *Myotis daubentonii*, Natterer's bat *Myotis nattereri*, whiskered bat *Myotis mystacinus* and greater mouse-eared bat *Myotis myotis*. All except greater mouse-eared are known to breed here. Some of these can readily be identified to species level from their calls and when in the hand, however this is not always possible. In these instances bats are identified to genus level, i.e. 'Myotis species'.

[9] There are two species of long-eared bat in the UK: the relatively common and widespread brown long-eared *Plecotus auritus* and the much rarer grey long-eared *Plecotus austriacus*, which is only recorded at a handful of sites on and near the south coast of England. Distinguishing between the calls of the two species is not an accurate method of identification, therefore it is not possible to identify long-eared bats to species level unless they can be handled or droppings can be collected for DNA analysis.

Myotis species	1 – 4
Common pipistrelle; Daubenton's bat	2
Long-eared bats; soprano pipistrelle	3
Noctule	4

[redacted]

4.5 Otter

The MAGIC database shows that no otter licences have been issued by Natural England within 1km of the site. The site and its surrounds support no aquatic habitats or features that could be used by otter, therefore this species is likely absent from the site.

4.6 Water Vole

Due to a lack of aquatic habitat on, or near the site, this species is likely absent from the site.

4.7 Hazel Dormouse

The MAGIC database shows that no dormouse licences have been issued by Natural England within 1km of the site. There are no habitats within the site with suitability to support dormice. This species is therefore likely absent from the site.

4.8 Birds

The vegetated garden within the site offers foraging habitat for a variety of species. The buildings provide limited suitability for nesting birds such as house sparrow *Passer domesticus* and blue tit *Cyanistes caeruleus*. An inactive small passerine nest was observed in B1. A total of five inactive swallow *Hirundo rustica* nests were observed within B2. The site is therefore suitable for, and used by breeding birds.

4.9 Reptiles

The MAGIC database confirmed that no rare reptile EPS licences have been issued by Natural England within 1km of the site, and there is no suitable habitat for these heathland species on, or near, the site.

The site lacks suitable vegetative structure for reptiles, with the vegetated garden frequently maintained as an amenity lawn with a low sward height. These species are considered likely absent from the site.

4.10 Great Crested Newt

The MAGIC database confirmed that no great crested newt (GCN) EPS licences have been issued by Natural England within 1km of the site. There are no GCN survey licence returns (positive or negative) within 1km of the site. Although not definitive, this likely indicates that this species is absent from the local landscape.

There are no ponds within the site. There are no waterbodies present within 500m of the site, with the exception of the River Loddon, which is unsuitable to support GCN.

The terrestrial habitats within the site are generally unsuitable for GCN, as they lack the structure required for shelter and hibernation for this species, being mostly too exposed. Given the lack of suitable habitat within the site, and the lack of EPS licences and licence returns in the wider landscape, this species is considered unlikely to be present within the site.

4.11 Invertebrates

The habitats within the site offer no high quality grassland or other habitats that would attract notable invertebrate species. The vegetated garden will represent a foraging resource for a range of widespread invertebrates.

The site is unlikely to support notable invertebrate species or be an important resource for the local invertebrate community, due to the common and widespread habitats present.

4.12 Other Species

The vegetated garden provides suitability for foraging and commuting hedgehog, a Species of Principal Importance under the NERC Act 2006.

5 Ecological Impact Assessment

5.1 Summary of Results

Taken together, the desk study, PEA, PRA and bat emergence surveys made the following findings:

- One statutory designated nature conservation site is within a 2km radius of the site.
- Four Priority Habitats were recorded within 1km of the site.
- Six EPS bat licences have been granted within 2km of the site.
- UKHab habitats present include:
    - u1/828 Vegetated garden
    - u1b5 Buildings
    - u1b6 Other developed land
    - u1c Artificial unvegetated, unsealed surface
- The site is assessed as having:
    - Widespread on-site habitats;
    - Likely absence of bats within B1;
    - Moderate suitability for roosting bats within B2;
    - Suitability for foraging/commuting bats, breeding birds and foraging/commuting hedgehog;
    - Likely absence of great crested newt within 500m of the application boundary; and
    - Likely absence of otter, water vole, hazel dormice, reptiles and notable invertebrates or important assemblages. These species are not given further consideration.

5.2 Ecological Effects of Proposal

5.2.1 Designated Sites

Given the nature and scale of the proposals, there will be no detrimental impacts upon any statutory or non-statutory designated sites as a result of the proposed development. Therefore no mitigation is required in respect of designated sites.

Four Priority Habitats were recorded within 1km of the site, the nearest being a parcel of deciduous woodland which is functionally linked to the site. However, although the deciduous woodland lies 10m to the west of the site boundary, it is located approximately 75m south-west of the works area.

Given the nature and scale of the proposals, and given the distance between the works area and the closest Priority Habitat, it is not anticipated that there will be any impacts on Priority Habitats.

5.2.2 Habitats

The proposals will result in a very small loss of vegetated garden. The site is <0.2 hectares (ha) in size and is therefore exempt from the mandatory BNG requirement.

5.2.3 Bats

The proposal entails the demolition of B1, which does not support any bat roosts. The proposal is therefore not anticipated to impact the local roosting bat population. A small accumulation of bat droppings, likely to be from an occasionally present foraging bat, was recorded within the building in 2015 and 2019. No evidence of this activity was recorded in the 2026 surveys and the proposal is unlikely to impact foraging bats.

B2 has a small number of PRFs and has been assessed as having 'high' suitability to support roosting bats as well as supporting a confirmed bat roost due to the presence of a bat dropping internally. However, as B2 is being retained, the proposal will not result in any impacts to bats or their roosts within B2.

There will be no increase in external lighting and therefore no impact on foraging and commuting bats and their prey. As boundary habitats will be retained, there will be no impact of habitat severance for foraging and commuting bats. In the context of the surrounds, the proposal is small in scale. It is not anticipated to have any impact on bat foraging or commuting habitat, and therefore no impact on important bat flight routes.

All bats and their roosts are protected in the UK under the Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). See Section 2.2 for details.

5.2.4 Birds

The buildings are suitable for breeding birds, and works to B1 could cause disturbance or harm to breeding birds, particularly if undertaken during the main nesting season of March to August.

Breeding birds, their eggs, nests and young are protected at all times in the UK under the Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

5.2.5 Other Species

The habitats within the site offer foraging and commuting habitat for hedgehog. As hedgehog may be transiently present within the site, the proposed development may cause disturbance or harm to this species.

Hedgehog are a Priority Species under the NERC Act 2006. See Section 2.2 for further details.

6 Recommendations

6.1 Further Survey, Mitigation and Compensation

A comprehensive assessment has been undertaken at the site comprising a desk study, PRA and a bat emergence survey to inform this assessment, in line with relevant survey guidance. This is the third suite of bat surveys conducted at the site since 2015, and no roosts have been recorded. No further survey work is required unless the surveys become out of date. Bat emergence surveys are generally valid for one year in line with CIEEM guidance[10], due to these species being highly mobile and regularly colonising new roosts.

6.1.1 Habitats

The minor loss of vegetated garden habitat will be mitigated with the planting of one small, bare root tree in the new garden landscaping, comprising one of the following or suitable equivalent species:

Native

- Pedunculate oak *Quercus robur*
- Field maple *Acer campestre*
- Small-leaved lime *Tilia cordata*
- Hornbeam *Carpinus betulus*
- Wild cherry *Prunus avium*
- Whitebeam *Sorbus aria*
- Wild service tree *Sorbus torminalis*
- Crab apple *Malus sylvestris*
- Hawthorn *Crataegus monogyna*

Non-native; climate-change resilient

- Sweet chestnut *Castanea sativa*
- Hungarian oak *Quercus frainetto*
- Italian alder *Alnus cordata*

The new tree will ensure habitat loss is suitably mitigated in line with the Mitigation Hierarchy, to ensure that a general biodiversity net gain is delivered as a result of the proposal.

6.1.2 Bats

The assessment has found impacts to roosting bats during the demolition of B1 to be highly unlikely, and no Natural England bat licence or mitigation is required. In the unlikely event that any bats are found during the demolition work,

[10] Further information on the validity of ecological surveys is provided here.

activity will cease immediately while a professional ecologist is consulted for advice. In this event, a Natural England bat licence may be required.

In order to avoid impacts to foraging and commuting bats, external lighting on the site will be maintained at similar levels to existing, and no additional lighting will be angled directly towards boundary habitats. Any lighting necessary will be limited to motion-activated and task-related lighting. The bulbs used will be at the warmer end of the spectrum between 2200 kelvin (K) and 2700K, avoiding white LED lighting, which causes greater disturbance to bats and their prey. Luminance of boundary habitats will be below 0.5 lux (lx). BCT guidance[11] will be followed when choosing suitable lighting for the scheme.

6.1.3 Birds

Works to the roof of B1 will take place between September and February to avoid the nesting season. If this is not possible, an ecologist will check for active nests no more than 48 hours before work starts. If any active nests are encountered, these will be left with a 5–10m undisturbed buffer until the nesting cycle has concluded naturally with the fledging of young birds. This will ensure there are no residual impacts to breeding birds.

6.1.4 Other Species

Excavations will be covered overnight during the construction phase or, alternatively, a scaffold plank or other suitable ramp will be installed to ensure any trapped hedgehogs or other animals can escape.

6.2 Enhancements

A bat tube such as a Schwegler 1FR or equivalent will be integrated into the new building to provide roosting opportunities for species recorded foraging at the site, such as common pipistrelle and soprano pipistrelle. The box will be installed following the manufacturer's installation instructions, which will include specific heights for installation. The box will be orientated to face between south-east and south-west in order to provide optimal thermal conditions. This measure will ensure there is an overall gain in roosting opportunities for bats.

Additionally, one Schwegler 1SP sparrow terrace or equivalent product will be integrated into the new building to provide an overall gain in nesting habitat for breeding birds. The box will be installed following the manufacturer's installation instructions, which will include specific heights for installation, and orientated to face between north and east in order to avoid the prevailing wind.

These measures will ensure that the site is enhanced for biodiversity in line with local policy and the NPPF.

[11] Bat Conservation Trust (2023) Guidance Note 08/23: Bats and Artificial Lighting at Night. Bat Conservation Trust and The Institution of Lighting Professionals, London

7 Conclusion

The survey work undertaken has confirmed that the site supports common habitats and provides suitability for roosting, foraging and commuting bats, breeding birds and hedgehog. There is a likely absence of otter, water vole, hazel dormice, reptiles, great crested newt, and notable invertebrates or important assemblages.

Precautionary advice and mitigation has been recommended in this report in respect of bats, birds and hedgehog, to ensure there are no impacts to these species.

Enhancement measures are proposed which, once delivered, will ensure the proposed development will result in a net gain for biodiversity in line with the NPPF. Taking this into account, as no designated sites or protected species will be significantly impacted once these measures are in place, the local planning authority can be assured that the proposal will be compliant with relevant legislation, the NPPF, the Wokingham Borough Council Core Strategy (adopted 2010), and the Managing Development Delivery (MDD) Local Plan (adopted 2014).

8 References

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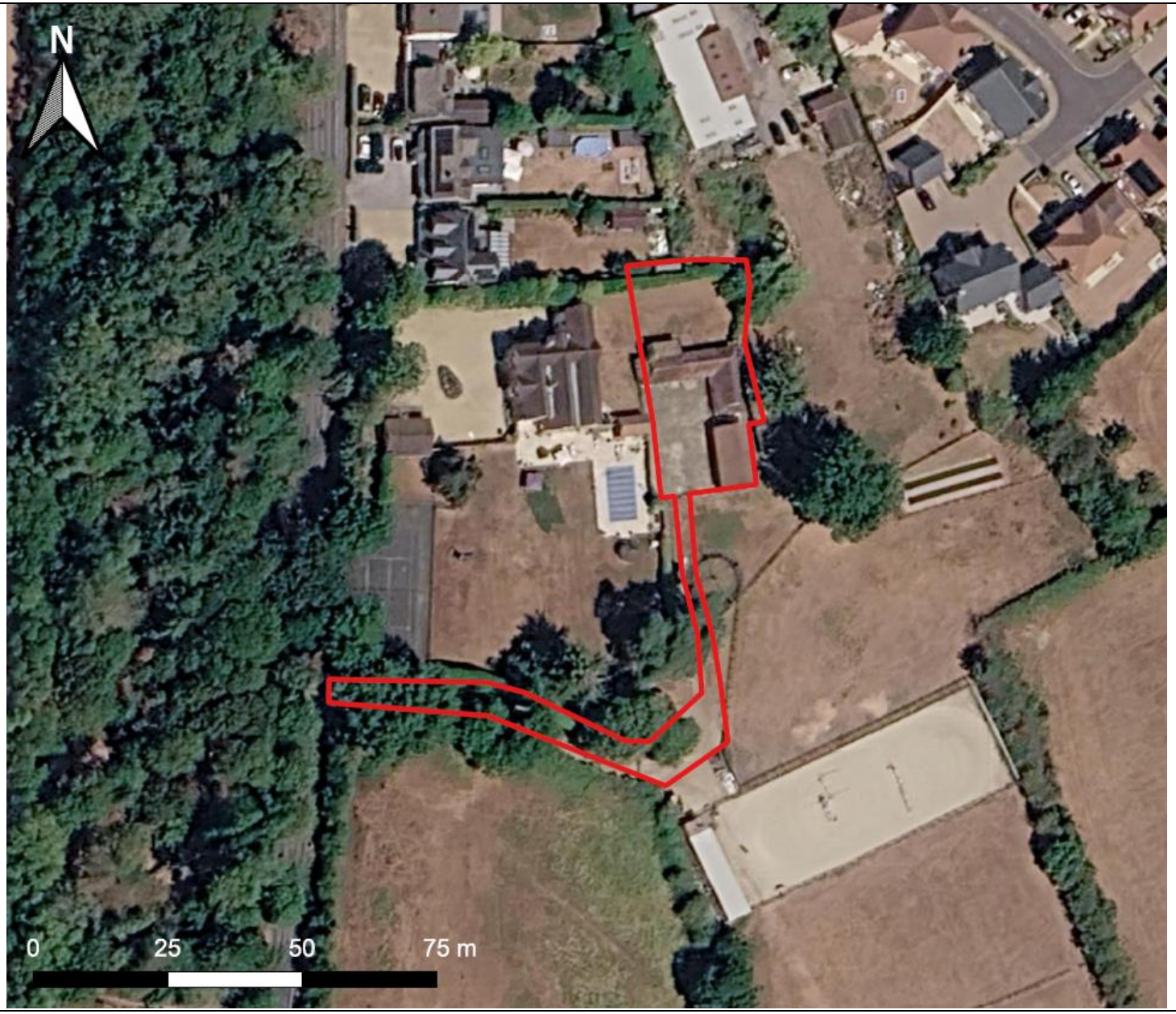
Appendix 1 Site Location Plan



Key

Site boundary

Site	The Paddocks and The Bungalow, Whistley Green
Report	Ecological Impact Assessment
Map	Site Location Plan
Date	October 2026

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Appendix 2 Proposed Site Plan

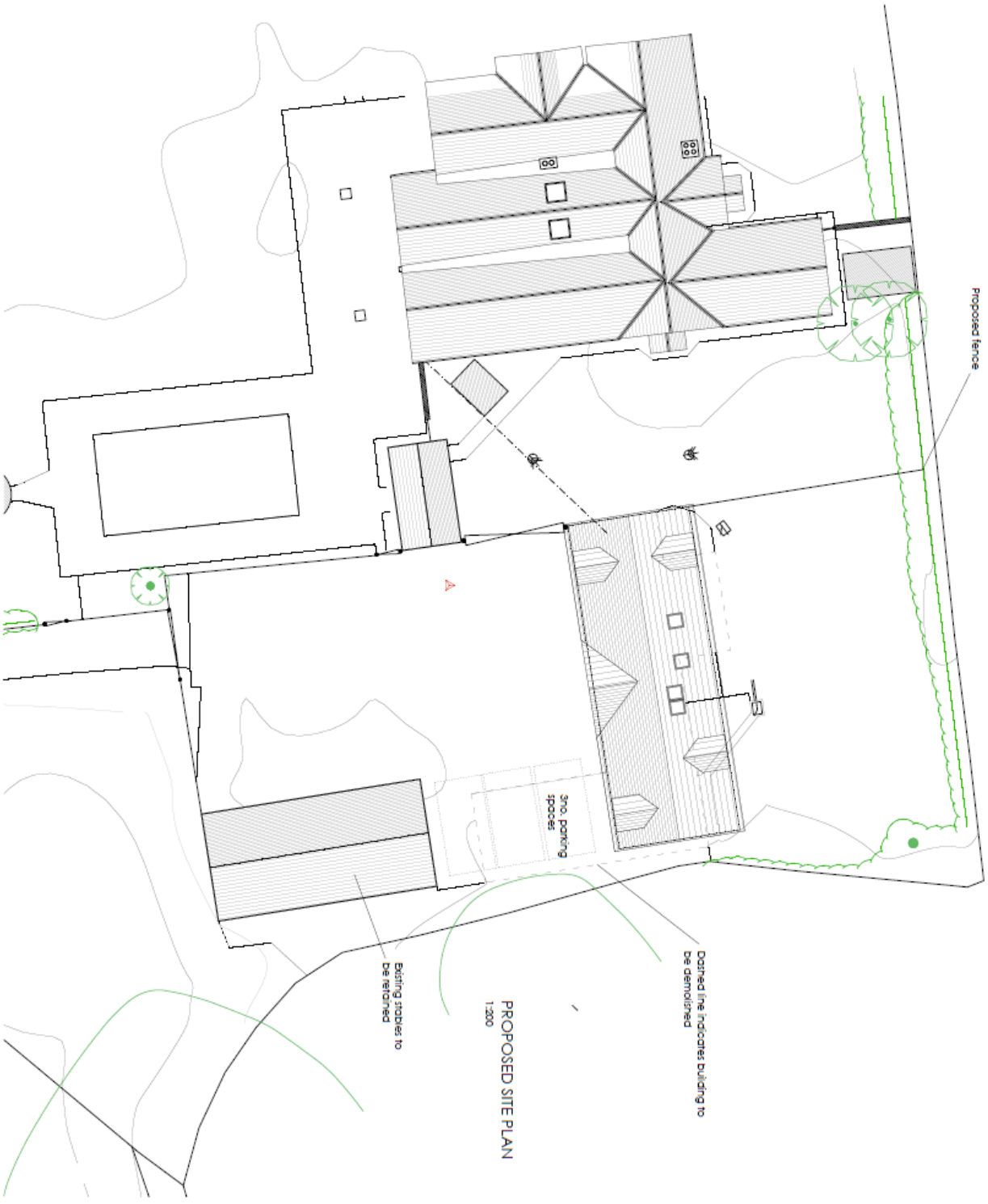
DRG. REMAINS COPYRIGHT OF THE ARCHITECT.
DIMENSIONAL DISCREPANCIES TO BE REFERRED TO THE ARCHITECT
DO NOT SCALE.

DRAWING STATUS: ■ PRELIMINARY ☐ FOR APPROVAL ☐ CONSTRUCTION

DATE
- -

REVISION A3 Drawing

Scale 1:200
0m 20m



PROPOSED SITE PLAN
1:200

CLIENT
Mr & Mrs Copland

JOB TITLE
Proposed Dwelling
Land to the rear of
The Paddocks, Hurst

August 26

SCALE
1:200

DRG TITLE
Proposed Site Plan

JOB No.
2620

DWG No.
06

REV.
-

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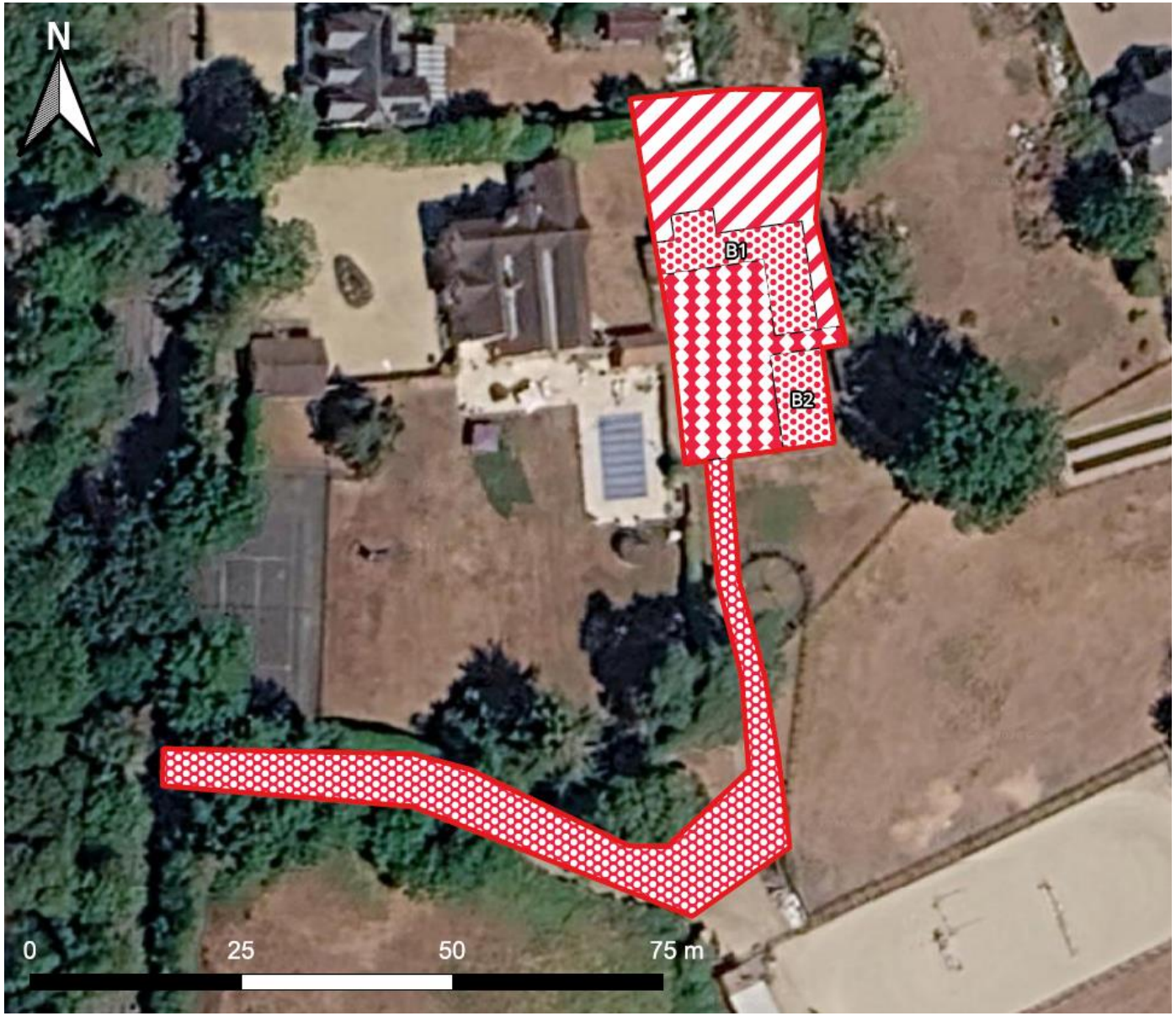
Appendix 3 UKHab Habitat Map



Key

- Site boundary
- u1 828 Vegetated garden
- u1b5 Building
- u1b6 Other developed land
- u1c Artificial unvegetated, unsealed surface

Site	The Paddocks and The Bungalow, Whistley Green
Report	Ecological Impact Assessment
Map	UKHab Habitat Map
Date	October 2026

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Appendix 4 Bat Surveyor Locations



KEY:

Surveyor location and areas of focus

Night Vision Aid location

Directions are indicative and may vary slightly on different visits.

Site	The Paddocks and The Bungalow, Whistley Green
Report	Ecological Impact Assessment
Title	Bat Survey Locations
Date	October 2026

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Appendix 5 Darkest Point Photographs

Visit 1 – 17th August 2026



Surveyor Location 1



Surveyor Location 2

Visit 2 – 10th September 2026



Surveyor Location 1



Surveyor Location 2

Site	The Paddocks and The Bungalow, Whistley Green
Report	Ecological Impact Assessment
Title	Darkest Point Photographs
Date	October 2026

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