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Preliminary Ecological Appraisal and Roost Assessment

Survey site:

71 London Road, Wokingham, RG40 1YA

Client:

Wokingham Borough Council

Survey date:

26th November 2024

Project:

This report is prepared to inform a planning application with the Wokingham Borough Council. The proposal is described as:

Front and rear extensions with associated internal alterations

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.**

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.

The site survey was undertaken by Ashleigh Domblides, Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
26/11/2024	8	81	10	5	None

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, PRA plan in appendix 2, location plan in appendix 3, proposed plans in appendix 4 and photos in appendix 5). **Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).**	
Summary of Survey Findings **(***UKHab codes used)*	<u>Site Description:</u> The survey site is centred on National Grid Reference SU 81677 68783 and has an area of approximately 0.09ha. The site consists of one residential dwelling to the north (B1), with associated garden to the south consisting of modified grassland, scattered trees and ground level planters with a gravel driveway to the north and hedgerow along the northern site boundary and along the driveway. There are two additional buildings in the garden, one cabin (B2) and one shed (B3), in addition to a temporary greenhouse on hardstanding. The site is set within an urban area, with the surrounding area consisting predominantly of residential dwellings and their associated gardens. Beyond the immediately adjacent houses and gardens, there are a small number of recreational fields with scattered tress and some small parcels of woodland. The local area is connected via fragmented hedgerows and treelines, connecting the site to more substantial habitat nearby. To the authors knowledge, there are no known previous reports for this site. ***Limitations: Due to seasonal limitations, further surveys within the optimal season for surveying vegetation would normally be required to obtain accurate habitat classification and condition assessment data. However, in the case of this site, the delays involved would likely be disproportionate to the predicted likely value of the habitat, as the majority of works will be completed within the boundaries of existing buildings and hardstanding with only a small area of heavily managed modified grassland and three trees within a private garden being removed. As such, a "worst case scenario" precautionary assessment is applied in line with Statutory Guidance within Biodiversity Net Gain Condition Assessment Criteria. In the interests of proportionality, this assessment should be realistic.***

	UK Habs Description and Codes: Developed Land; Sealed Surface [u1b] There are five areas of hardstanding on site; one small path to the north of B1 which connects via shingle to a second area of hard standing to the southwest of B1. An area of paving slabs to the west of B2 and southeast of B1, separated by a small area of shingle. A path and small area of paving slabs to the west of site, with a temporary greenhouse on the slabs. One patio area to the southeast of site with table and chairs. Artificial unvegetated – unsealed surface [u1c] All the artificial unvegetated unsealed surface on site is shingle or gravel. The majority of this is a driveway which takes up the majority of the north of site, surrounding the south and west of B1 with another small area to the northeast. There are also two shingle pathways, one in the central north of site from the site boundary to the house and the other along the west of B1 between two areas of hardstanding. Built-up areas and gardens [u1] vegetated garden [828] The vegetated garden takes up the majority of the south of site and a small portion of the north of site. It consists of three main habitats: Modified grass [g4] There are two main areas of modified grass within the vegetated garden. The first is a small area of grass to the north of B1, separated by two paths. The grass here is well managed, with sword length of ~5cm throughout. Species present include perennial rye grass (D), self heal (F), heath star moss (F), speedwell (F) and dandelion (O). The second area of modified grassland takes up the majority of the south of site. As with the northern garden, the grass here is well managed, with sword length of ~5cm. Species present include perennial rye grass (D), annual meadow-grass (F), dandelion (O), heath star moss (O), speedwell (O) and ox eye daisies (R). Ground level planters [u1 845] There are 9 planters across site, including one to the north, four to the southeast, one to the southwest and three along the eastern and western site boundary. Species vary from flowerbed to flowerbed, however species present include lavender (A), rosemary (F), ivy (F), cranes bill (F), fern (F), barberry (O), roses (O), hydrangea (O), spotted laurel (O), bramble (O), foxglove (R) and cedar (R) Scattered trees [32] ***Due to the timing of the assessment and lack of leaves, fruits and flowers, it was not possible to identify the species of all trees, however, it was possible to rule out invasive species. As these trees will not be impacted by the development, this is not considered to be a major limitation.*** There are at least 24 scattered trees (exact details to be confirmed following an arboricultural report) throughout the southern garden. The trees present are as follows:

	7x buddleia – small - ~5m – moderate condition 2x apple – small - ~5m – moderate condition 1x apple – medium - >10m – moderate condition 2x cotoneaster – small - ~5m – moderate condition 5x holly – medium - >10m – moderate condition 1x cherry – medium - >8m – moderate condition 1x hawthorn – medium - >8m – moderate condition 1x hazel – medium - >8m – moderate condition 1x sycamore – medium - >12m – moderate condition 1x spindle – small - ~5m – moderate condition 2x unknown – medium - >10m – moderate condition <u>Non-Native Ornamental Hedgerow [h2b]</u> There are three sections of hedgerow on site, all three of which are around the northern site boundaries. All three sections of hedgerow consist predominantly of garden privet (D) with small sections of ivy (O) and bramble (O) throughout. <u>Buildings [u1b5]</u> There are three permanent and one temporary buildings on site, designated B1 – B4. B1 is a two-storey residential dwelling with hipped roof to the north of site. There is an extension to the south of B1 with a gabled roof, and a garage attached to the east of B1 with a pitched roof. B2 is a cabin to the southeast of B1 with a gabled roof, predominantly used for storage. B3 is a small shed to the south of site with a gabled roof which is used as storage. B4 is a temporary polytunnel to the west of site on paving slabs. <u>Local notable habitats</u> Within a 2km radius of the site the following priority habitats have been identified: • Deciduous woodland, closest parcel ~350m southeast of site • Ancient woodland, closest parcel ~1.15km south of site • Traditional orchards, closest parcel ~1.3km south of site
Foreseen Impacts	The habitats on site are widespread and not notable. The hedgerow and the majority of the modified grassland and scattered trees are expected to be retained based on the proposed plan. No impact on nearby habitats off site is foreseen.
Recommendations	A biodiversity net gain (BNG) report will be required for the proposal, as more than 25m^2 of habitat is affected by the proposal. A portion of the southern modified grass will be removed to accommodate new parking spaces for the site.

	The following habitat creation and enhancement opportunities could be incorporated into the proposed development: • Native shrubs could be planted along the eastern and western site boundary in the southern garden • Wall mounted flower planter troughs could be added to B1
Locality and Designated Sites	
Summary of Survey Findings	The site is not subject to any designation, however, one statutory site was identified within 2km of site: Holt Copse & Joel Park, Local Nature Reserve (LNR), located ~1.1km northwest of site. Joel Park is a recreational park consisting predominantly of grassland with scattered trees and small parcels of woodland. Holt Copse is a small area of semi-natural ancient woodland along the west of Joel Park. A large bat roost of noctules are known to be present within the copse. The site is within the SSSI Impact Risk Zone for Broadmoor to Bagshot Woods and Heaths, however, there are no anticipated risks associated with the proposed plans.
Foreseen Impacts	There are no anticipated risks to nearby designated sites as a result of the proposed plans.
Recommendations	Best practice measures to minimise the possibility of pollution must be implemented during construction. Retained trees and hedgerows 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).
Invasive / Non-native species	
Summary of Survey Findings	Cotoneaster, listed as an invasive species on schedule 9 of the Wildlife and Countryside Act (WCA), was identified on site.
Foreseen Impacts	Removal of cotoneaster could result in the spread of a listed invasive species.
Recommendations	Cotoneaster present on site will be sensitively removed prior to the commencement of works to prevent the spread of a non-native, invasive species listed on Schedule 9 of the WCA. The cotoneaster will be removed using hand tools only. The most effective method of removal is through hand pulling, which results in minimal soil disturbance. Hand pulling young shrubs will typically result in the full removal of the shrub and associated root network, which will prevent the re-establishment. Mature shrubs are likely to have a deeper and more established root network unlikely to be removed in full by hand pulling alone. Where there are mature shrubs, removal should be aided using hand tools to expose the root network in full so the entire shrub and associated roots can be removed. Development works will not commence until Rhododendron has been successfully removed from the site.

<table>
<tr><th colspan="2">Invertebrates</th></tr>
<tr><td>Summary of Survey Findings</td><td>No habitat for protected or notable invertebrates is found on site, however the hedgerows, scattered trees and ground level planters on site provide good habitat for other more common invertebrate species. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.</td></tr>
<tr><td>Foreseen Impacts</td><td>None foreseen.</td></tr>
<tr><td>Recommendations</td><td>No further surveys.

The following habitat creation and enhancement opportunities could be incorporated into the proposed development:
• Native shrubs could be planted along the eastern and western site boundary in the southern garden
• Wall mounted flower planter troughs could be added to B1</td></tr>
<tr><th colspan="2">Bats</th></tr>
<tr><td>Summary of Survey Findings</td><td>The following ESPLs and local survey returns were identified within 2km of the site:

<table>
<tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr>
<tr><td>2018-34805-EPS-MIT</td><td>Brown long eared and common pipistrelle</td><td>~875m south of site</td><td>Destruction of a resting place</td></tr>
<tr><td>2015-11806-EPS-MIT</td><td>Common pipistrelle</td><td>~1.1km southwest of site</td><td>Damage and destruction of a resting place</td></tr>
<tr><td>EPSM2009-1496</td><td>Noctule</td><td>~1.15km northwest of site</td><td>Destruction of a breeding site and resting place</td></tr>
<tr><td>2020-48489-EPS-MIT</td><td>Brown long eared and common and soprano pipistrelle</td><td>~1.15km north of site</td><td>Damage and destruction of a resting place</td></tr>
<tr><td>2016-22176-EPS-MIT</td><td>Brown long eared</td><td>~1.6km west of site</td><td>Destruction of a resting place</td></tr>
</table>

A total of three buildings (B1 – B3) were surveyed to identify their suitability for roosting bats. Due to its construction, B4 is not considered suitable for roosting bats.</td></tr>
<tr><th>Feature</th><th>Description</th></tr>
<tr><td>Bat foraging and commuting habitat</td><td>The scattered trees and hedgerow on site provide suitable habitat for commuting and foraging bats (Fig 1). The local area is connected via heavily fragmented treelines and hedgerow, which connects to small parcels of woodland. As the local area is densely populated, there are high levels of street lighting which may deter some of the more light averse bat species. Due to</td></tr>
</table>

	the minimal suitable habitat nearby, fragmentation of local connectivity and high levels of light pollution in combination with the suitable on-site habitat, the site has moderate suitability for foraging and commuting bats.  ***Fig 1***
B1 - overview	B1 is a detached residential dwelling to the north of site constructed of brick and mortar with a hipped roof, clad in slate roof tiles (Fig 2). There is an attached garage to the east also constructed of brick and mortar with a pitched, slate tile roof and a southern, single story, gabled extension with a polished plaster finish and slate tile roof. There are windows and doors on both the northern and southern elevations and a chimney on the western elevation of the roof.  ***Fig 2***
B1 – exterior	The brick and mortar appear to be in good condition (Fig 3), leaving no gaps. The windows and doors appear to be tightly fitted (Fig 4), leaving no gaps. The eaves appear to be tightly fitted (Fig 5), leaving no gaps.

Fig 3

Fig 4

Fig 5

The lead flashing around the chimney appears to be tightly fitted (Fig 6), leaving no gaps. There are a small number of lifted roof tiles on the main section of the house (Fig 7), and the hip tiles do not appear to be tightly fitted (Fig 8), providing a suitable roosting location for crevice dwelling bat species.

Fig 6

Fig 7

Fig 8

A high volume of the slate tiles on the southern extension are lifted (Fig 9), including gaps between the end tiles (Fig 10) and lifted ridge tiles (Fig 11), providing a suitable roosting location for crevice dwelling bat species.

	   ***Fig 9*** ***Fig 10*** ***Fig 11*** The lead flashing between the main house and the garage is lifted (Fig 12), providing a suitable roosting location for crevice dwelling bat species. It was not possible to fully assess the roof tiles on the garage without accessing the neighbouring property, however, the areas that could be observed appeared to be tightly fitted and in good condition (Fig 13).   ***Fig 12*** ***Fig 13***
B1 – interior	***Limitations: The loft void within B1 is not boarded, with thick insulation covering the timber beams. Therefore, the assessment had to be completed from the loft hatch only. As the full loft void could be seen from the access point, this is not considered to be a major limitation.*** **V1:** The loft void within B1 is lined with breathable membrane, insulated with mineral wool insulation, and there are timber beams throughout (Fig 14). The timber beams provide a suitable roosting feature for void dwelling bat species should they gain access to the loft void. There are some small areas of missing mortar on the chimney (Fig 15), however, these do not appear to

continue deep enough to provide a suitable roosting feature for crevice dwelling bat species. The rooving membrane is sagging in places (Fig 16), providing a suitable roosting location for crevice dwelling bat species. No light ingress or direct points of access were identified within V1, however, as there are lifted tiles externally bats may be able to access the loft void via the roof tiles and loosely fitted loft lining.

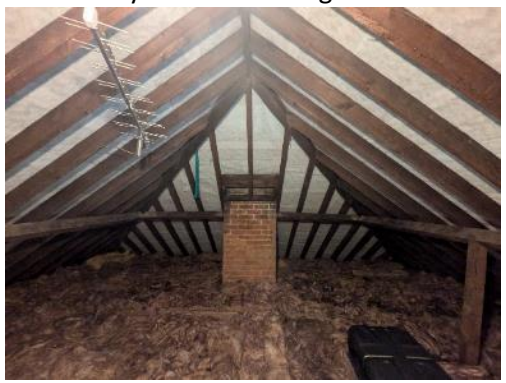


Fig 14

Fig 15

Fig 16

Garage: The garage is lined with breathable membrane, with timber beams throughout (Fig 17) providing a suitable roosting location for void dwelling bat species. The mortar between bricks is missing in places (Fig 18), providing a suitable roosting location for crevice dwelling bat species.

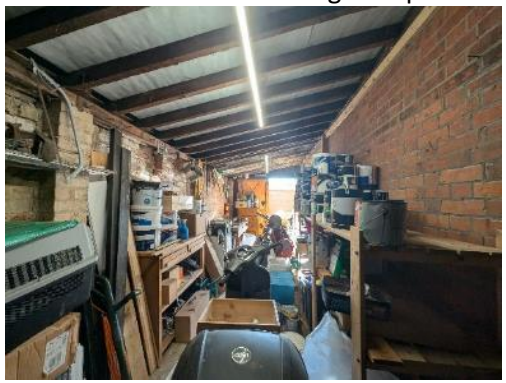


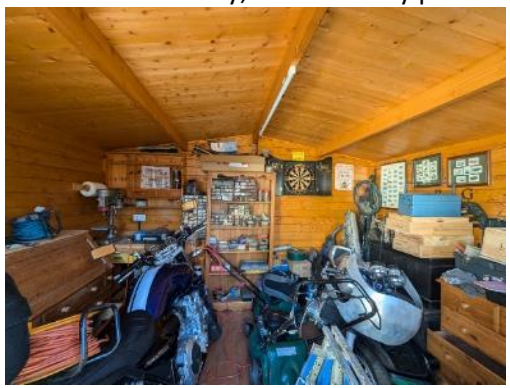
Fig 17

Fig 18

There is a gap around the northern garage door (Fig 19) in addition to light ingress at the eastern eaves (Fig 20), demonstrating two potential points of access to the garage for both void and crevice dwelling bat species. The eaves could not be surveyed

	externally without accessing the neighbouring property, therefore, it is assumed access could be gained at the point of light ingress.   ***Fig 19*** ***Fig 20*** No evidence of bats was identified within V1 or the garage.
B1 – suitability assessment	B1 has been assessed to have **moderate** suitability for roosting bats. There are lifted tiles on the main dwelling, garage and southern extensions, including access beneath the ridge and hip tiles. In addition, both crevice and void dwelling bat species could access the inside of the garage via the gap around the door or gap at the eaves. While it is unlikely void dwelling bat species would roost within the garage due to frequent use and a light within the garage, the missing mortar between bricks could provide a suitable roosting location for crevice dwelling bat species. The foraging and commuting habitat on site is limited due to the fragmentation of local connectivity, however, bats may still be roosting within B1.
B2 - overview	B2 is a cabin to the southeast of B1 constructed of timber with a gabled, bitumen felt roof (Fig 21), predominantly used for storage. There are windows and doors on the western elevation, along with a large area of overhanging eaves.

	 ***Fig 21***
B2 – exterior	The windows and doors appear to be tightly fitted (Fig 22), leaving no gaps. The timber walls appear to be tightly fitted (Fig 23), leaving no gaps.   ***Fig 22*** ***Fig 23*** The eaves, including the overhanging eaves to the west, appear to be in good condition (Fig 24), leaving no gaps. The bitumen felt roof appears to be tightly fitted (Fig 25), leaving no gaps.

	  ***Fig 24*** ***Fig 25*** No external roosting features or points of access were identified on B2.
B2 – interior	While the interior of B2 has timber roof beams (Fig 26) which could provide a suitable roosting feature for void dwelling bat species, the windows on the western elevation result in high levels of light within B2 (Fig 27), resulting in this being an unsuitable roosting location for void dwelling bat species. In addition, no roosting features suitable for crevice dwelling bat species were identified internally, nor were any points of access.   ***Fig 26*** ***Fig 27*** No evidence of bats was identified within B2.
B2 – suitability assessment	B2 has been assessed to have **negligible** suitability for roosting bats. No external roosting features or points of access were identified, and the high levels of light within B2 make this unsuitable for roosting void dwelling bat species.

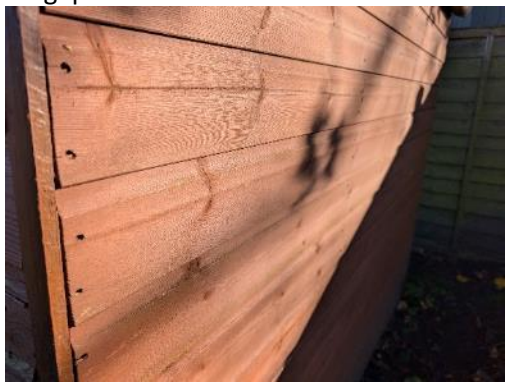
B3 - overview	B2 is a small shed to the south of site constructed of timber with a gabled roof constructed of chipboard clad with bitumen felt roof (Fig 28), predominantly used for storage. There are no windows on B3, with one door on the northern elevation.  ***Fig 28***
B3 – exterior	The timber walls appear to be tightly fitted (Fig 29), leaving no gaps. The eaves appear to be in good condition (Fig 30), leaving no gaps.   ***Fig 29*** ***Fig 30*** The bitumen felt roof appears to be in good condition (Fig 31), leaving no gaps. The door does not close fully, even when locked (Fig 32), providing a potential point of access for void dwelling bat species.

	  ***Fig 31*** ***Fig 32***
B3 – interior	There is a chipboard roof with a small ridge beam through the centre (Fig 33), providing a suitable roosting location for void dwelling bat species. No other suitable roosting features were identified. The interior of B3 could be assessed in full, with no crevices or lining for bats to roost beneath, and no bats or evidence of bats were identified. It is therefore considered unlikely that bats are roosting within B3.  ***Fig 33***
B3 – suitability assessment	B3 has been assessed to have **negligible** suitability for roosting bats. No external roosting features were identified, and the internal void could be assessed in full with no bats or evidence of bats identified.
Trees	The majority of trees on site will be retained, and no suitable roosting features were identified on any trees being removed as part of the proposed plans.
Foreseen Impacts	The proposed development includes the extension of B1, which could result in the destruction or disturbance of any roosts present. This could also result in death or injury of bats.

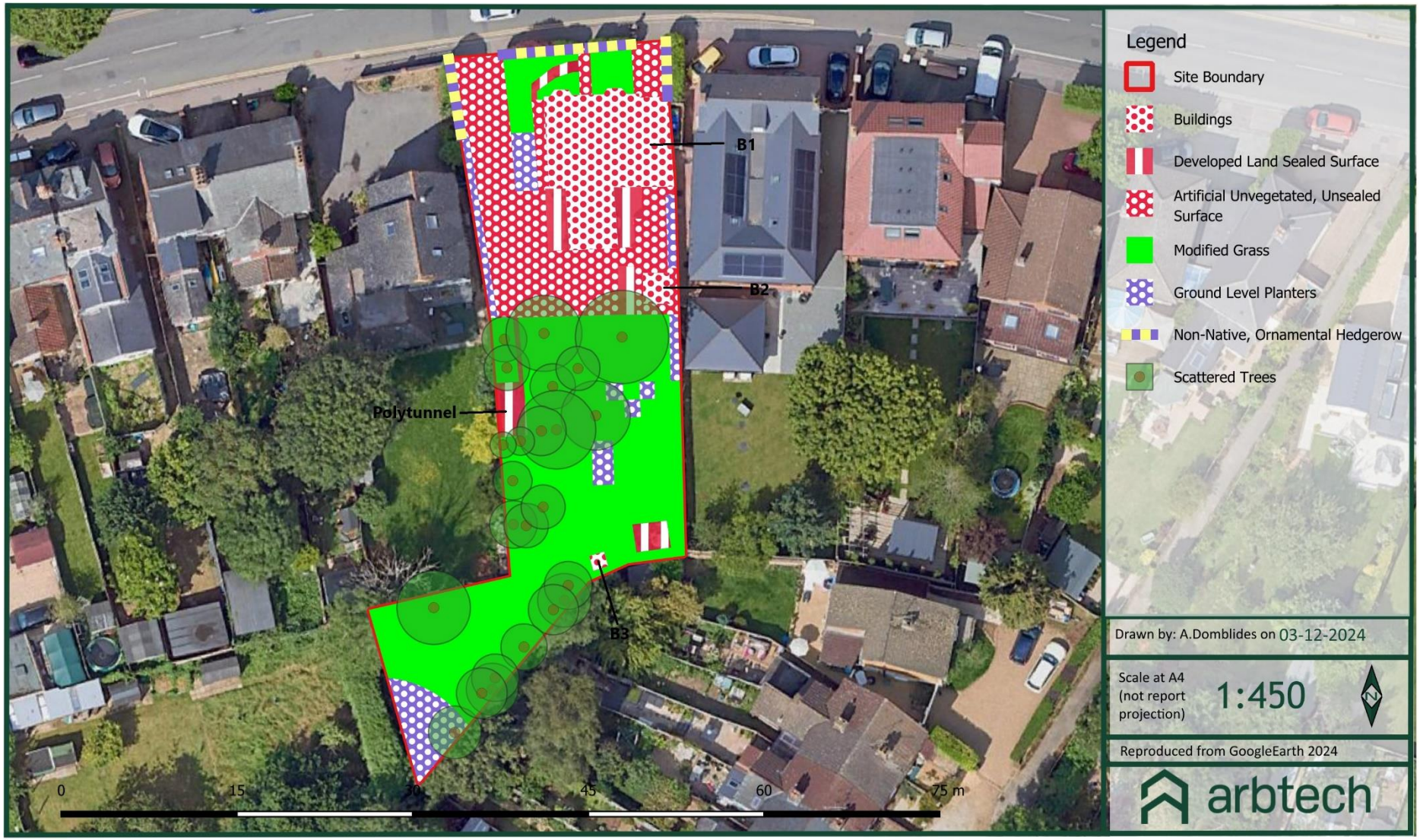
	There are no anticipated impacts on B2, B3 or any trees in site, due to their negligible value for roosting bats and proximity to the works.
Recommendations	Two bat emergence/re-entry surveys are required on B1 during the active bat season to confirm presence/likely-absence of bats roosting in or on the building. These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart. Three surveyors are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. An infrared camera should also be employed per surveyor as part of the survey to support in identifiying where any specific roost access points are located. If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. Enhancements are dependent on the outcome of further surveys
Birds	
Summary of Survey Findings	No evidence of nesting birds was found on site during the surveys; however, birds could use the buildings, scattered trees and hedgerow for nesting. No habitat for schedule 1 birds was observed.
Foreseen Impacts	The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.
Recommendations	Any building or vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. 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. The installation of two integrated swift bricks (e.g Ibstock Swift Eco Habitat or similar alternative brand) at the site will provide additional nesting habitat for birds in line with the measures outlines in the British Standard "Integral next boxes. Selection and installation for new developments. Specification" (BS 42021:2023) Swift bricks should be integrated into the fabric of the building during construction. Boxes should be positioned close together (0.6-1.0m between bricks) as swifts prefer to nest gregariously. The boxes should be places at least 5m above ground level under the eaves of a building, on a north or east elevation, where

	they will be sheltered from prevailing wind, rain and strong sunlight. To be suitable for swifts, the bricks require an open aspect with no trees or large shrubs potentially obstructing the birds flight path up to 5m from the brick. Swift bricks are a "universal nest brick" for small bird species, including red-listed species such as common swift, house sparrow, house martin and starling.
Reptiles	
Summary of Survey Findings	No ESPLs for reptiles were returned within 2km of the site. No substantial reptile habitat is present within the site interior, although the grass and ground level planters provides low value. In addition, the site is within an urban area resulting in limited suitable habitat nearby. The roads nearby create a barrier between site and more substantial habitat for reptiles in the wider local area. However, isolated individuals may still be present at the time of survey in the site interior, particularly within the southern garden.
Foreseen Impacts	Although no areas of suitable habitat is being removed as part of the development, there is a low risk that a low number of reptiles could be present in the vicinity of the works. These could be injured or killed without mitigation.
Recommendations	Owing to the nature of the proposed development and the low potential for impacts to reptiles, further surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • A staged approach will be adopted for vegetation clearance, whereby the vegetation will be strimmed to 15cm and left overnight to allow any reptiles to disperse. The vegetation can then be cleared to ground level and must be maintained at this level for the duration of construction to deter reptiles from the working area. • Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent reptiles from utilising these areas. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • In the unlikely event that a reptile is identified, works must cease and advise must be sought from a suitably qualified ecologist. The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for reptiles: • Native shrubs could be planted along the eastern and western site boundary in the southern garden to provide protection to reptiles commuting through site • Create a log pile in a secluded area of the southern garden using debris from any trees or hedgerow that are removed during work

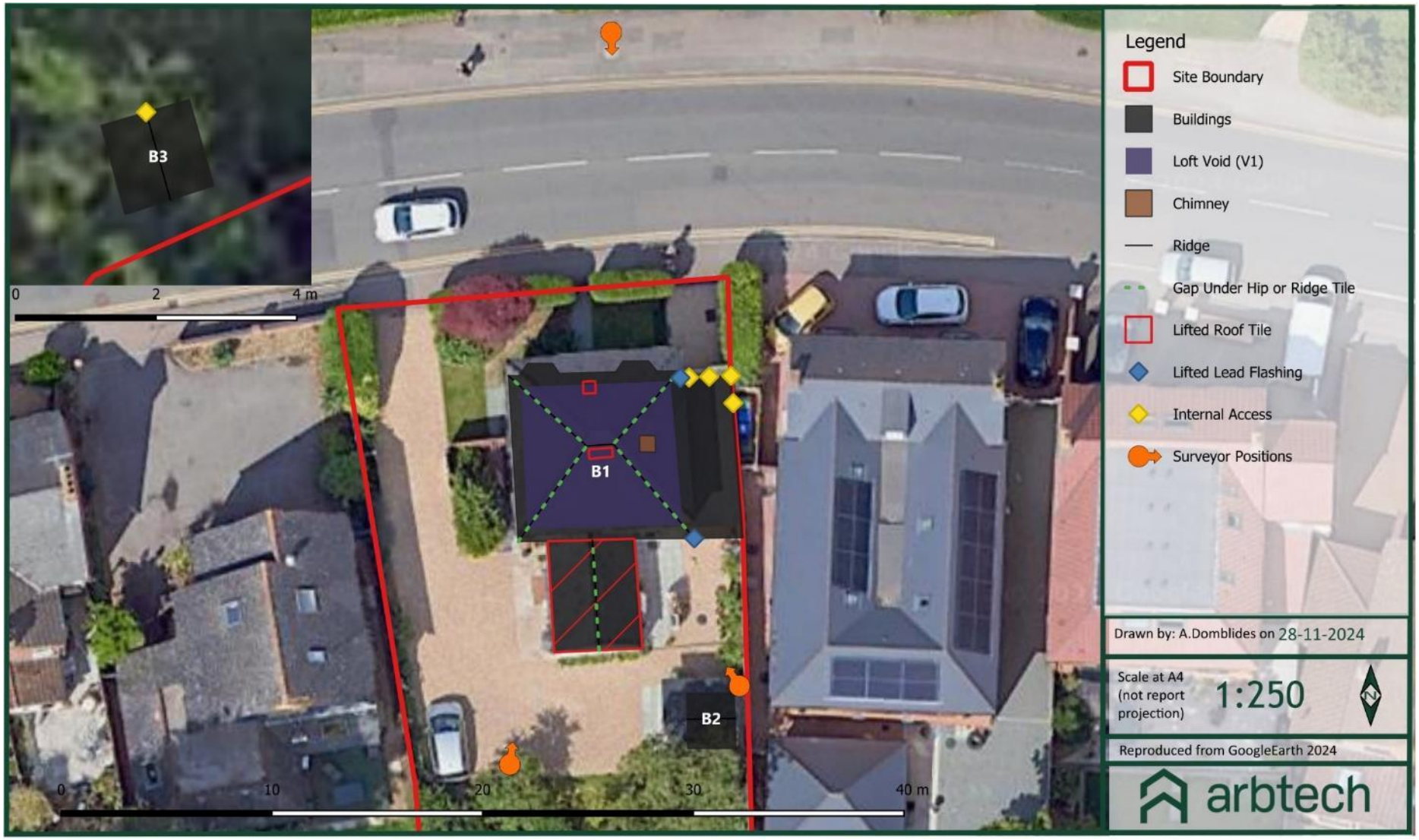
Amphibians	
Summary of Survey Findings	The following EPSLs and local survey returns were identified within 2km of the site: • Positive survey return for Great Crested Newts located ~900m south of site • 2020-47555-EPS-MIT EPSL for Great Crested Newt located ~1.15km north of site allowing the damage and destruction of a resting place • EPSM2013-5426 EPSL for Great Crested News located ~1.2km north of site allowing the destruction of a resting place and breeding site No ponds were identified within 500m of the site boundary. Amphibians require suitable aquatic habitat in which to breed. Although there is minimal suitable habitat on site in the form of hedgerow and managed grassland, with no ponds within 500m of the site boundary, amphibians are likely to be absent from the interior of the survey site year round. In addition, no suitable habitat will be removed as part of the proposed plans.
Foreseen Impacts	As amphibians are expected to be absent from site year-round and no suitable habitat is being removed, there are no anticipated impacts to protected amphibians as part of the proposed plans.
Recommendations	No further surveys are required.
Badger	
Summary of Survey Findings	No evidence of badgers was found on site or suspected within 30m of the survey boundary.
Foreseen Impacts	None foreseen
Recommendations	No further surveys are required.
Riparian animals	
Summary of Survey Findings	There are no watercourses on or connected to the site. Off-site ditches are found to the east along the road and north beyond the tree line.
Foreseen Impacts	No impacts are anticipated on riparian animals as a result of the proposed development.
Recommendations	No further surveys are required.
Hazel dormouse	
Summary of Survey Findings	There are no dormouse European Protected Species License (EPSL) within 4km. While the cluster of scattered trees within the southern garden and hedgerow to the north provide minimal suitable habitat for dormice, the local connectivity is heavily fragmented, with gaps in hedgerows and treelines and roads presenting a barrier for commuting dormice. In addition, there is no substantial habitat within 2km of site, with only small parcels of ancient and deciduous woodland nearby which do not connect to wider habitat. With limited and fragmented commuting habitat and no substantial habitat nearby, hazel dormice are expected to be absent from site year-round.
Foreseen Impacts	No impacts are anticipated on hazel dormice as a result of the proposed development.

Recommendations	No further surveys are required.
Other e.g. hedgehog, rabbit, hare	
Summary of Survey Findings	The hedgerow and scattered trees onsite provide limited foraging and commuting opportunities for hedgehogs, with limited woodland habitat nearby.
Foreseen Impacts	The hedgerow and scattered trees will be retained during construction. However, construction activities could result in the death or injury of hedgehogs, if present.
Recommendations	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. The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Native shrubs could be planted along the eastern and western site boundary in the southern garden to provide small mammals with protection while commuting through or travelling around site • Create a log pile in a secluded area of the southern garden using debris from any trees or hedgerow that are removed during work

Appendix 1: Survey/Habitat map

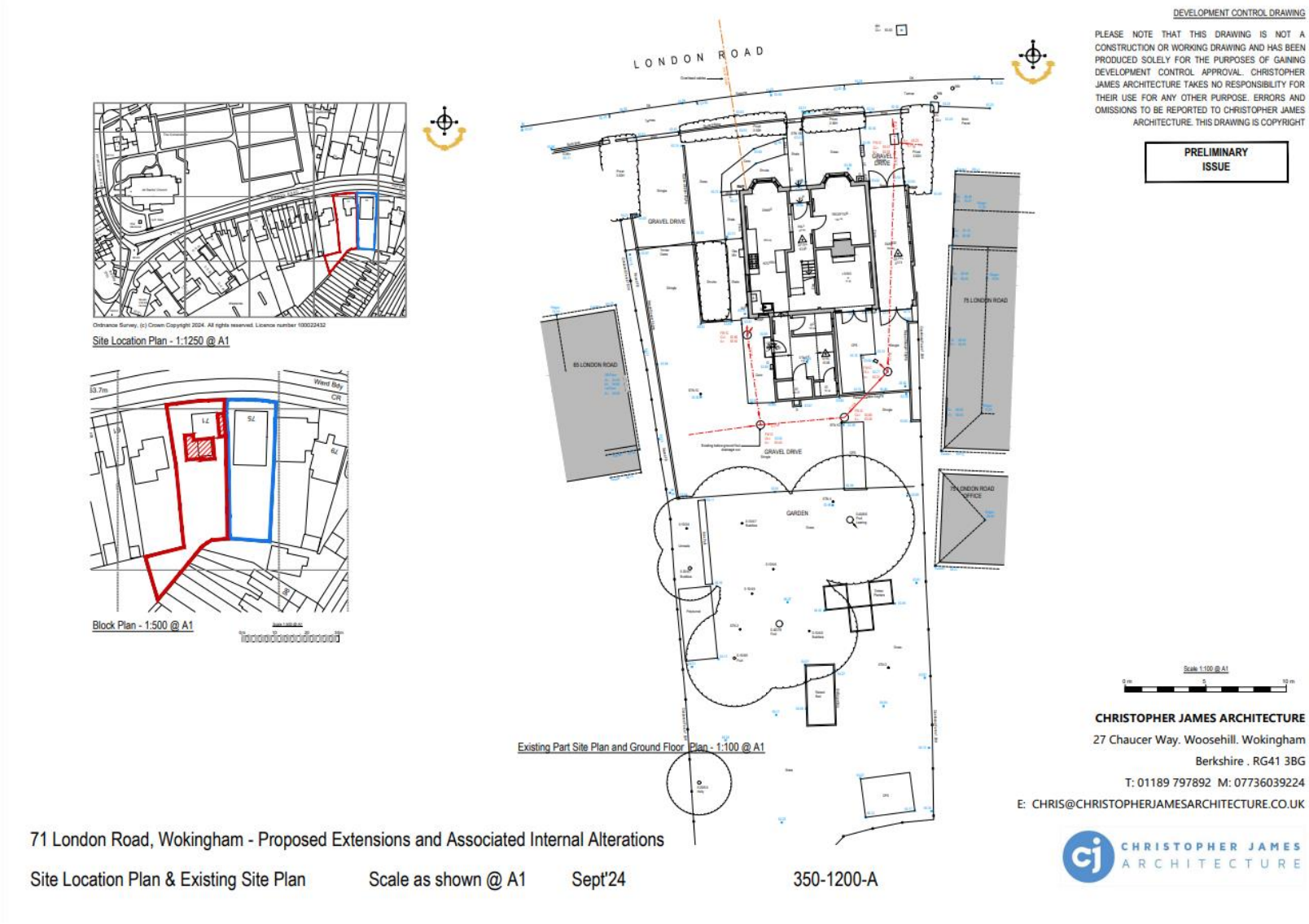


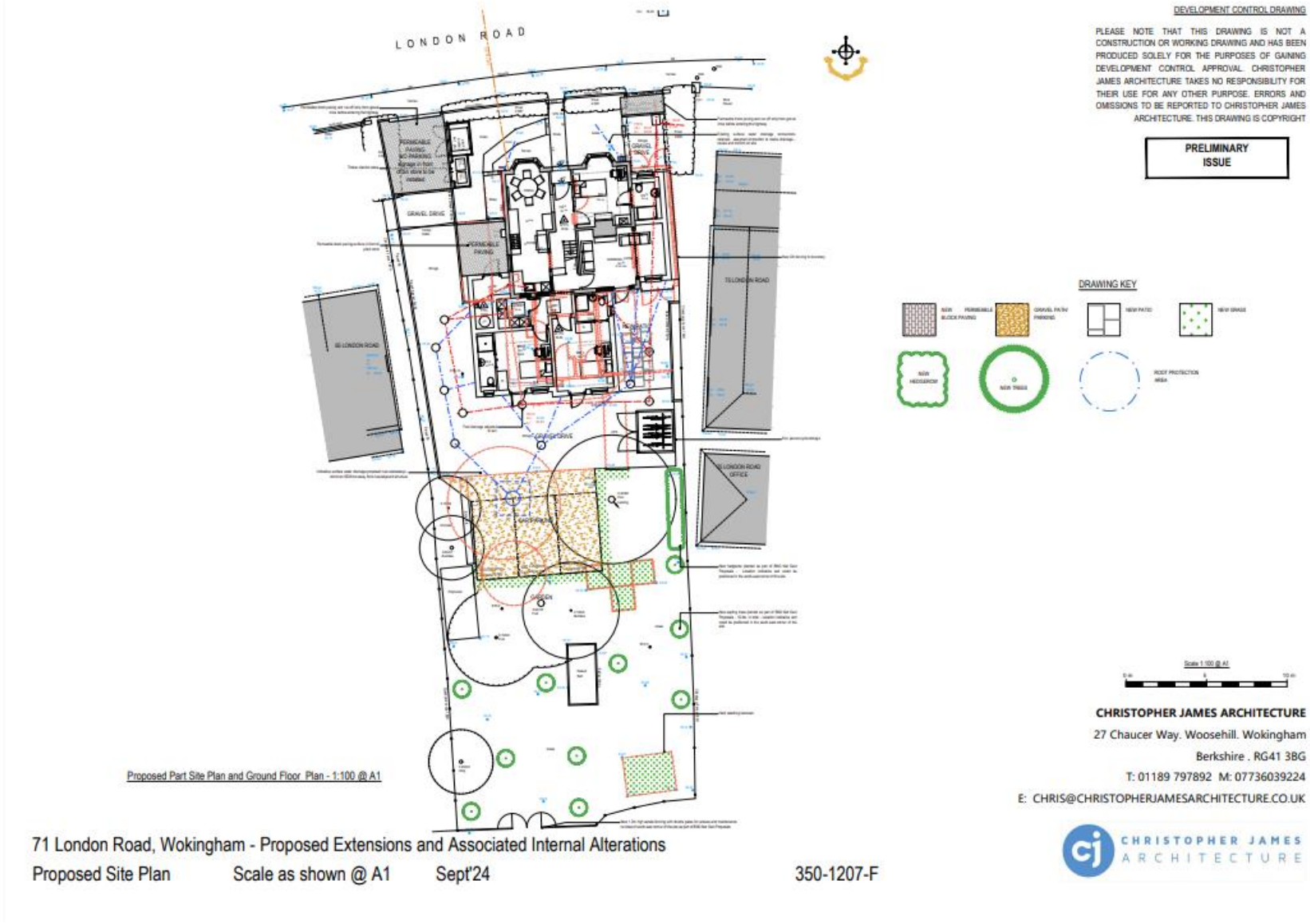
Appendix 2: PRA Plan



Appendix 3: Location Map

Appendix 4: Proposed plan




LONDON ROAD
DEVELOPMENT CONTROL DRAWING
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PRELIMINARY ISSUE
DRAWING KEY
Proposed Part Site Plan and Ground Floor Plan - 1:100 @ A1
Scale 1:100 @ A1
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CHRISTOPHER JAMES ARCHITECTURE
71 London Road, Wokingham - Proposed Extensions and Associated Internal Alterations
Proposed Site Plan Scale as shown @ A1 Sept'24 350-1207-F

Appendix 5: Photos

Picture 1: Flower bed to the southwest of site with scattered trees and modified grass

Picture 2: Southwestern corner of site with B3, scattered trees and modified grass

Picture 3: Southeastern corner of site with hardstanding patio and modified grass

Picture 4: Southern garden overview with hardstanding, scattered trees, planters, buildings and modified grass

Picture 5: Planters and modified grass to the east of the southern garden

Picture 6: Polytunnel on hardstanding to the west of the southern garden

Picture 7: Southern garden overview with planters, scattered trees, hardstanding, modified grass and a polytunnel

Picture 8: Hardstanding, flowerbed, unsealed surface and B1 to the southeast of B1

Picture 9: Unsealed surface, B1 and B2 to the south of B1

Picture 10: Unsealed surface, scattered trees and modified grass to the west of site

Picture 11: Unsealed surface, modified grass, shrubs, hedgerow and B1 to the north of site

Picture 12: Unsealed surface, hedgerow and B1 to the northeast of site

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Version control			
Status	**Issue**	**Name**	**Date**
Draft	0.1	Ashleigh Domblides BA (Hons) – Graduate Ecologist	28/11/2024
Proof	0.2	Harley Stone BSc (Hons) – Consultant Ecologist	03/12/2024
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