

Preliminary Ecological Appraisal & Roost Assessment

Survey site:

Shinfield View Care Home, School Green, Shinfield, Reading RG29EH

Client:

Berkley Care Shinfield Ltd

Survey date:

28/07/2026

Project:

This report is prepared to inform a planning application with Wokingham Borough Council. This proposal can be described as: The construction of a two-storey side extension.

On the assumption that site conditions and habitats remain unchanged, the results of this assessment will remain valid for 18 months from the date of this survey i.e. until January 2028, in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys. This survey and report should be updated if a planning application has not been submitted within this timeframe.

EXECUTIVE SUMMARY

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in the proceeding sections of this report.

Table 1: Summary of key findings arising from this survey.

Key Findings
• The building is found to have negligible value for roosting bats, as such, no further bat surveys are required. • The habitats on site are of no specific conservation value but have value at the local level. These are to be partially destroyed. Loss or damage will contribute to net losses of biodiversity on site. • Various precautionary working methods have been recommended which have been fully detailed within the fauna section of this report.

1. INTRODUCTION

The aim of the PEA was to obtain data on existing ecological conditions, and to conduct a preliminary assessment of the likely significance of ecological impacts on the proposed development. The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

A PEAPRA was completed by Arbtech Consulting Limited in May 2025 to assess the site for its suitability for protected species. No further on site surveys were recommended. A BNG assessment was recommended.

A BNG assessment was completed by Arbtech Consulting Limited in June 2026. The proposed development will result in a 56.66% net gain in area-based habitat units and a 67.92% net gain in hedgerow units. The baseline habitats and their conditions do not appear to have changed since the original PEAPRA assessment.

Arbtech Consulting Limited completed an arboricultural survey in June 2025 to assess trees, hedges and major shrub groups growing on and within influencing distance of the site and to produce a Schedule of trees, Tree Constraints Plan, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan.

Methodology

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2025.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2025.](#)

Survey Details

The site survey was undertaken on 28/07/2026 by Amaranta Chavez MSci (Hons), Graduate Ecologist (Accredited Agent under Natural England Bat Licence Number: 2025-83880-CL18-BAT).

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
28.5	48.0	38	8.1	None

Survey Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood.

A biological records data search was undertaken in 2025 to aid the PEAPRA report. Records were obtained from the Thames Valley Environmental Records Centre and have been included below.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SU 73371 67850 and has an area of approximately 0.56ha. The site comprises one two-storey building with associated garden areas containing introduced shrub. There are scattered trees along the northern and western site boundaries. The site is immediately surrounded by roads, residential properties and commercial buildings. The site is located within the suburban village of Shinfield. The wider landscape comprises tree lined fields. To the east and south are vast areas of coastal and floodplain grazing marsh with woodland copses interspersed throughout.

Priority Habitats

There are eight priority habitats within 2km of the site. These comprise coastal and floodplain grazing marsh, deciduous woodland, ancient & semi-natural woodland, open mosaic habitats on previously developed land, traditional orchard, lowland fens, ancient replanted woodland and wood pasture and parkland. The closest priority habitat comprises coastal and floodplain grazing marsh, located 270m east of the site.

The site does not have good terrestrial connectivity to nearby habitats as it is surrounded by roads with high traffic flow. Scattered trees in the vicinity provide some limited connectivity as they act as wildlife stepping stones, particularly between the site and the fields northwest and the coastal and floodplain grazing marsh to the east.

Designated Sites

Statutory Designations within 2km

There is one statutory designation within 2km of the site, as detailed below:

Table 3: The statutory designated sites within 2km of the site boundary.

Designation	Distance from Site
Pearman's Copse Local Nature Reserve (LNR)	1220m N

Statutory Designations within 10km

There is one national network site (SAC, SPA, Ramsar) located within 10km, as detailed below:

Table 4: The additional national network sites within 10km of the site boundary.

Designation	Distance from Site
Thames Basin Heaths Special Protection Area (SPA)	4810m S

SSSI Risk Zone

The site does fall within the impact risk zone for Stanford End Mill And River Loddon SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

Non-statutory designated sites

The presence of non-statutory designated sites within 2km of the site are shown below (data from the Thames Valley Environmental Records Centre):

Name of non-statutory designated sites	Site description	Grid Reference
Hall Farm Woodland Triangle	A small broadleaf wet woodland dominated by grey willow, with lesser amounts of crack willow, alder, field maple, oak and ash. The understorey is very dense and dark in places and includes	SU743682

	blackthorn, hawthorn and holly. The ground layer deep in the wood is mainly leaf litter with scattered patches of giant fescue, nettle and bramble. The ditches and wet hollows supported dense stands of greater pond sedge, reed canary-grass and reed sweet-grass, interspersed by flag iris, water-pepper and redshank. Open water in the ditch along the western edge has been dominated by common duckweed.	
Pearman's Copse	This site is owned and managed by Wokingham District Council and contains a Local Nature Reserve. It contains a small area of ancient woodland at the edge of housing developments and is fringed by publicly accessible open space. This has boundary banks and ditches which are typical of ancient woodland sites. At the northern end oak dominates with abundant cherry at the western edge. The shrub layer is dominated by hazel with some maple. Bramble and bluebell dominate the field layer. The centre of the copse has large ash coppice stools with some hazel and crab apple.	SU735693
St John's Copse	This small woodland is a neglected, mixed coppice under oak standards interplanted with douglas fir, which in places forms the dominant tree in the canopy. There is also ash and more alder to the north. It is situated in the valley of the River Loddon on fairly dry loam soil though there are low lying areas within the wood that have impeded drainage. In the wetter areas ash and alder dominate. The wood is surrounded by arable or improved grassland. A hedge network links the site to another small woodland to the east.	SU745691
Arborfield Bridge Meadow	This is an eyot within the River Loddon with a few manmade channels created between the two. It is predominantly an area of wet woodland with widespread mature hybrid crack-willow and dense common sallow across the site along with some mature weeping willow. Alder is locally abundant and there's frequent sycamore. Many other trees such as ash, elder and pedunculate oak are only occasional throughout the site. The sub-canopy is very dense in places with bramble and snowberry lining some of the routes. Common nettle and Himalayan balsam dominate the ground flora throughout. There's also some Japanese knotweed.	SU746680

Great Wood	This is an ancient woodland site. It has an oak and ash dominated canopy with abundant hazel coppice in the understorey. The woodland has been modified by the introduction of coppiced sweet chestnut, some poplar planting and sycamore invasion. There is also a conifer plantation in the centre of the site. There are some small areas of alder dominated wet woodland.	SU737658
Moor Copse	This site is ancient woodland. The site has been modified by the planting of sweet chestnut throughout the much of the site. Otherwise, the canopy is dominated by oak and ash with frequent hazel coppice in the understorey. Birch is abundant in places. A few alder buckthorn are present. The wettest areas are dominated by alder and willow. The western arm has been replanted with conifers.	SU740665
The Grove	A small mosaic of rank grassland, scrub, secondary woodland, broadleaved plantation and two ponds completely enclosed by roads towards the north of Shinfield. The majority of the site consists of a mosaic of scrub and a tall grassland sward which is dominated by forbs.	SU729689
Shinfield Park, Nores Hill	A mixture of woodland including areas of semi-natural ancient woodland. These areas have a canopy of ash and oak with hazel coppice below. Dormouse has been recorded at this site in 1987. Woodland species present include yellow pimpernel, three-nerved sandwort, yellow archangel and bluebell.	SU727693
Pound Copse	This site is a small area of ancient woodland which is owned by the parish council. The site has been classified as National Vegetation Classification types W8 ash-fled maple-dog's mercury woodland and W10 oak—bracken bramble woodland. There are also damp depressions and an area of sedge swamp.	SU751972
Rounds Copse	Rounds Copse is a small area of hazel coppice with oak standards. The canopy includes old ash coppice regrowth, small amounts of aspen and, in wetter areas of the wood, crack willow. To the northeast, there are areas of hazel coppice lacking standard trees and parts locally dominated by young ash. Some areas of the site are quite acidic with abundant bracken and smaller amounts of foxglove and wood sorrel. Many species associated with ancient	SU74256715

	woodland have been recorded here including wood melick, wood meadowgrass, primrose, ramsons, wood anemone and bluebell. There are also small amounts of Solomon's seal and wild service-tree.	
River Loddon (Part)	A seventeen kilometre stretch of the River Loddon running from Swallowfield to its confluence with the River Thames near Wargrave. This section of the river has a diversity of features such as adjacent marsh, islands, inlets, riffles, river cliffs and extensive and varied channel vegetation. This includes the uncommon Loddon Pondweed. Water vole and a variety of dragonflies and damselflies are also found along its length.	SU72006527 - SU78837866
Clare's Green Road Grasslands	This site is managed by Wokingham Borough Council. The site is composed of four semi-improved mesotrophic grassland fields previously managed as paddocks for horse grazing. Almost all the grassland falls into the National Vegetation Classification (NVC) community-type MG6. Most of this is MG6b Agrostis-Holcus-Anthoxanthum grassland, poorer stands fall into MG6a. The richest grassland, where forb cover can be high, is present in the south-west of the site which includes extremely small patches of relict unimproved grassland (including Stachys officinalis, Pimpinella saxifraga and two large anthills).	SU720672

2.2 Foreseen Impacts

No direct impacts to any designated sites will occur as a result of the proposed development, due to the small scale and low overall impact of the development from such sites, alongside additional factors such as distance in combination with connectivity disrupting barriers.

2.3 Recommendations

No recommendations.

3. ONSITE HABITATS

This section 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.

3.1 Summary of Survey Findings

Urban - Developed land; sealed surface (u1b)

Sections of hard-standing surface are present in the form of paved walkways, garden patios and a car park.

In accordance with the Statutory Biodiversity Metric, this habitat is not subject to a condition assessment.

Urban - Built-up areas and gardens (u1) - Introduced shrub (847) with Scattered Trees (32)

Various ornamental shrubs are present throughout the central garden area as well as around the building entrance (south and east of B1). The shrubs comprise a mix of native and non-native species and are relatively sparse throughout the site. The area of introduced shrub along the eastern site boundary is sparse, with patches of bare ground interspersed throughout.

Species present within this habitat include blueblossom (*Ceanothus thyrsiflorus*), buddleja (*Buddleja davidii*), rose sp. (*Rosa sp.*), dogwood (*Cornus sanguinea*), smoke-tree (*Cotinus coggygia*), white dogwood (*Cornus alba*), japanese quince (*Chaenomeles japonica*), olive (*Olea europaea*), common lime (*Tilia x europaea*), cider gum (*Ulmus procera*) and field maple (*Acer campestre*). Full details of scattered trees within this habitat are provided in Table 6 below.

In accordance with the Statutory Biodiversity Metric, this habitat is not subject to a condition assessment.

Grassland - Modified grassland (g4)

There are two portions of grassland. The central portion contains a greater variety and density of flowering plant species and appears regularly managed (via watering and mowing). The northern portion adjacent to the car park is scorched due to recent heatwaves, so floral diversity appeared low. Both portions have a short sward length (~3cm).

Table 5a: Species abundance for modified grassland.

Abundance	Species
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Dominant	Perennial Rye-grass (<i>Lolium perenne</i>)
Abundant	-
Frequent	-
Occasional	Daisy (<i>Bellis perennis</i>), Dandelion (<i>Taraxacum</i>), Garden Lavender (<i>Lavandula angustifolia</i>)
Rare	Bristly Oxtongue (<i>Helminthotheca echinoides</i>)

In accordance with the Statutory Biodiversity Metric Condition Assessment Sheets, the modified grassland was assessed to have a poor condition value.

Urban - Artificial unvegetated, unsealed surface (u1c)

There is a strip of loose gravel / pebbles along the eastern elevation of B1.

In accordance with the Statutory Biodiversity Metric, this habitat is not subject to a condition assessment.

Hedgerows and lines of trees - Non-native and ornamental hedgerow (h2b)

There is a hedgerow along the western and northern site boundary comprising firethorn, hawthorn and privet. It measures ~1m wide, ~1.5m tall and has ivy scattered throughout.

Species present within this habitat include firethorn (*Pyracantha coccinea*), hawthorn (*Crataegus monogyna*) and garden privet (*Ligustrum ovalifolium*).

In accordance with the Statutory Biodiversity Metric Condition Assessment Sheets, the non-native and ornamental hedgerow was assessed to have a poor condition value.

Scattered Trees (32)

Eight scattered trees were recorded across the site, comprising six common lime (*Tilia x europaea*) specimens, one cider gum (*Ulmus procera*), and one field maple (*Acer campestre*). All recorded trees are semi-mature and are classed as small (*DBH <30cm*). No suitable roosting features were identified.

In accordance with the Statutory Biodiversity Metric Condition Assessment Sheets, the trees were assessed as follows (see Appendix 5 for full condition assessments):

Table 6: The condition assessment scores for the scattered trees on site.

Tree / Group	Common Name	Primary Habitat	Condition Score
T1	Common lime (small)	Introduced shrub (847)	Good
T2	Common lime (small)	Introduced shrub (847)	Good
T3	Common lime (small)	Introduced shrub (847)	Good
T4	Common lime (small)	Introduced shrub (847)	Good
T5	Common lime (small)	Introduced shrub (847)	Good
T6	Common lime (small)	Introduced shrub (847)	Good
T7 (referred to as T15 in tree report)	Cider gum (small)	Introduced shrub (847)	Moderate
T8 (referred to as T14 in tree report)	Field Maple (small)	Introduced shrub (847)	Good

Building (u1b5)

There is one building on site; a residential dwelling.

3.2 Foreseen Impacts

The proposed development will result in the loss of modified grassland and introduced shrub. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. However, this could lead to a net loss in biodiversity at the site.

3.3 Recommendations

Best practice measures to minimise the possibility of pollution must be implemented during construction. This should include the following measures:

- Remove only the minimum of habitat required to facilitate the development
- Use of Heras or other appropriate fencing to prevent encroachment by contractors onto retained habitats.
- Protect retained turf and soil resource from destruction and compaction using plastic matting and wooden boarding. Do not store skips and other heavy

materials on retained turf.

- Grasscrete, cell web or any other porous surface treatment facilitating recovery of vegetation is preferred to hard standing.

The proposed development is not exempt from a Biodiversity Net Gain assessment; however, this has already been completed in 2025. The proposal generates a >10% net gain in both area-based and linear-based habitat units.

4. INVASIVE SPECIES

This section 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.

4.1 Summary of Survey Findings

No Schedule 9 invasive species were identified on site. Buddleia (*which can be spread during construction*) was identified on site however it was not identified within the proposed construction area and may be retained as it provides value to pollinators.

4.2 Foreseen Impacts

None.

4.3 Recommendations

No further surveys.

5. FAUNA: BATS

This section 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.

5.1 Summary of Survey Findings

EPSL data and local records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are 12 EPSLs within a 2km radius of the site, as detailed below:

Table 7: EPSL survey returns for bats within a 2km radius.

EPSL Reference	Bat Species Affected	Distance from Site <i>(EPSL records are accurate to 100m)</i>	Impacts Allowed by Licence
2016-20322-EPS-MIT	Common pipistrelle, soprano pipistrelle	~600m northwest	Destruction of a resting place
2018-36705-EPS-MIT-1	Brown long-eared, common pipistrelle	~1000m southwest	Destruction of a breeding place
EPSM2013-6069	Brown long-eared, common pipistrelle, soprano pipistrelle	~1200m northeast	Destruction of a resting place
2014-535-EPS-MIT-3	Brown long-eared, common pipistrelle, soprano pipistrelle	~1200m northeast	Destruction of a resting place
2015-15972-EPS-MIT	Brown long-eared, common pipistrelle	~1400m west	Destruction of a resting place
EPSM2009-1123	Brown long-eared, common pipistrelle	~1500m southwest	Destruction of a resting place
2017-32777-EPS-MIT-1	Brown long-eared	1800m	Destruction of a resting place
2015-15933-EPS-BDX	Common pipistrelle	~2000m	Destruction of a breeding and resting place

EPSM2009-1397	Brown long-eared	~2000m	Destruction of a resting place
2015-15306-EPS-MIT	Brown long-eared	~2000m	Damage of a resting place
EPSM2009-1119	Common pipistrelle	~2000m	Destruction of a resting place
2017-31574-EPS-MIT	Brown long-eared	~2000m	Destruction of a resting place

Biological records data

According to the data obtained from Thames Valley Environmental Records centre, there are 3 records of barbastelle, 72 records of brown long eared bats, 215 records of common pipistrelle, 7 records of daubenton's, 1 record of a greater horseshoe bat, 3 records of Leisler's, 31 records of myotis species, 3 records of Nathusius's pipistrelle, 73 records of noctule, 25 records of serotine and 115 records of soprano pipistrelles. The closest record is approximately 275m south of the site for a common pipistrelle recorded in 2008.

The site is not within the zone of influence of a bat-designated SAC.

Foraging and commuting habitat

Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of introduced shrub, modified grassland, non-native and ornamental hedgerow and scattered trees. Offsite within 2km there are areas of coastal and floodplain grazing marsh, deciduous woodland, ancient & semi-natural woodland, open mosaic habitats on previously developed land, traditional orchard, lowland fens, ancient replanted woodland and wood pasture and parkland. These habitats provide foraging opportunities for local bat populations. Bats are also well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites. The tree lined road ~1050m to the north provides a dark corridor for foraging bats and connectivity to more extensive suitable habitat in the wider landscape.

Roosting habitat

Buildings and trees to be impacted by the proposed development were assessed for their suitability to support roosting bats below. There is a total of one building on site; residential dwelling (B1). No evidence of roosting bats was found. B1 has no suitable roosting features.

Buildings

B1 : Residential dwelling

The building is a residential dwelling with brick walls and a hipped roof clad in clay tiles. The brickwork and roof tiles offer no suitable roosting opportunities for crevice dwelling bats. The uPVC soffits and well-sealed uPVC window and door frames also do not provide any access or roosting features. The internal loft spaces, though extensive, are in good condition with minimal light ingress at the eaves, and no bats or evidence of bat activity were observed within them. The building has negligible habitat value.



Building B1



Building B1

Table 8a: The roosting features associated with building B1.

Feature	Materials/Details	Condition / description / suitability	Photograph
Walls	Brick and timber	Condition/description The brick walls appear to be in good condition with no observable cracks or holes. The timber weatherboarding on the attached shed at the northern elevation has some lifted slats. Suitability/access/evidence of bats The brick and pebble dash rendered walls of the main building do not provide suitable roosting opportunities for crevice dwelling bats. The shed was able to be inspected from ground level with a torch, no bats or evidence of bats was found.	 B1 walls  B1 walls

Roof	Clay tiles	Condition/description The majority of roof tiles appear to be in good condition with no visible gaps. Suitability/access/evidence of bats The roof tiles do not provide any suitable roosting opportunities for crevice dwelling bats.	 <i>B1 roof</i>
Eaves	uPVC soffits	Condition/description The soffits are well sealed on all elevations. Suitability/access/evidence of bats The uPVC soffits do not provide suitable roosting opportunities for crevice dwelling bats.	 <i>B1 eaves</i>

Windows	uPVC	Condition/description All windows and doors are well sealed and in good condition. Suitability/access/evidence of bats The windows and doors do not provide suitable access or roosting opportunities for crevice dwelling bats.	 <i>B1 window / doors frames and lintels</i>
Internal void 1	The loft extends throughout entire building's roof but there are several fire doors separating the loft space. The majority of loft spaces are lined with bitumen felt, in which a small amount of minor tears are visible. Parts of the loft space are lined with breathable membrane which is in good condition. The floor is comprised of	Condition/description The loft spaces appear to be in good condition. A small amount of light ingress is visible at the eaves however this is likely through soffit vents as from the outside, the soffits appear to be in very good condition and are well sealed on all elevations. Dimensions (approx): Each loft space is ~12m long, ~10m wide and ~2.8m high. Suitability/access/evidence of bats No bats or evidence of bats was found in the loft spaces. There do not seem to be any suitable access points for void dwelling	 <i>B1 internal void 1</i>

timber boards with
mineral wool
insulation towards
the eaves.



B1 internal void 1



B1 internal void 1

Trees

T1 : Common lime

T1 is a common lime located at Along the northern site boundary. The tree has a DBH of 25cm and a height of 11m.

No roosting features were identified for this tree.

T2 : Common lime

T2 is a common lime located at Along the northern site boundary. The tree has a DBH of 25cm and a height of 10m.

No roosting features were identified for this tree.

T3 : Common lime

T3 is a common lime located at Northern site boundary. The tree has a DBH of 15cm and a height of 6m.

No roosting features were identified for this tree.

T4 : Common lime

T4 is a common lime located at Northern site boundary. The tree has a DBH of 20cm and a height of 8m.

No roosting features were identified for this tree.

T5 : Common lime

T5 is a common lime located at Northern site boundary. The tree has a DBH of 28cm and a height of 10m.

No roosting features were identified for this tree.

T6 : Common lime

T6 is a common lime located at Northern site boundary. The tree has a DBH of 25cm and a height of 8m.

No roosting features were identified for this tree.



Scattered trees

T7 : Cider gum

T7 is a cider gum located at Centre of site. The tree has a DBH of 12cm and a height of 7m.

No roosting features were identified for this tree.



Scattered trees; T7

T8 : Field Maple

T8 is a field maple located at Centre of site. The tree has a DBH of 11cm and a height of 7m.

No roosting features were identified for this tree.



Scattered trees; T8

5.2 Foreseen Impacts

Roosting habitat [Buildings]

No impacts to roosting bats are foreseen.

Roosting habitat [Trees]

None of the trees present on site included suitable roosting features for bats to utilise. Therefore, no impacts to roosting bats are anticipated.

Foraging and commuting habitat

The proposed development will result in the loss of small areas of modified grassland and introduced shrub but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats.

Artificial lighting

No new lighting will be installed as a result of the proposed development.

5.3 Recommendations

Roosting habitat [Buildings]

In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.

Roosting habitat [Trees]

In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.

Foraging and commuting habitat

No further surveys are required.

Artificial lighting

None required.

Suggested biodiversity enhancements

The installation of two bat boxes at the site will provide additional roosting habitat for bats.

The bat boxes will be incorporated into the fabric of the new extension. Suitable bat boxes include:

- Vivara Pro Build-in WoodStone Bat Box
- Vivara Pro Build-in Woodstone Bat Tube
- Habibat Bat Box
- Ibstock Enclosed Bat Box

Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.

6. FAUNA: BIRDS

This section 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.

6.1 Summary of Survey Findings

Buildings

No evidence of nesting birds was identified on or within B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points.

Trees and vegetation

No bird nests were identified within the building or vegetation on-site, however introduced shrub, modified grassland, non-native and ornamental hedgerow and scattered trees offer suitable nesting opportunities and nest-building resources for birds. A bird house is present within the north western portion of the site, near the hedgerow and offsite trees to the west.

Due to the small size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds.

Barn Owls

The site does not appear to provide any suitable nesting sites for barn owls.



Bird house

6.2 Foreseen Impacts

Buildings / trees

The proposed development could result in the disturbance and subsequent abandonment of active bird nests.

Trees and vegetation

Introduced shrub and modified grassland will be removed during construction. The loss of such habitats could result in a reduction in nesting and foraging habitat. Furthermore, the proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Barn Owls

None foreseen.

6.3 Recommendations

Buildings / trees

Any 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 or an ecologist has confirmed the nesting attempt has concluded.

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 or an ecologist has confirmed the nesting attempt has concluded.

Trees and vegetation

No additional surveys required.

Barn Owls

No further barn owl surveys required.

Suggested biodiversity enhancements

The installation of a minimum of two bird boxes on integrated within the fabric of the new extension will provide additional nesting habitat for birds. Suitable examples include:

Suitable nest boxes include:

- Pino Build-in Swift Box
- Soffit And Fascia House Sparrow Nest Box
- PRO UK Rendered Build-in Swift Box
- Ibstock Eco-habitat for Swifts
- Vivara Pro Woodstone House Sparrow Nest Box

Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.

7. FAUNA: REPTILES

This section 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.

7.1 Summary of Survey Findings

EPSL data and local records

A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.

Habitat suitability

Habitats recorded on site are assessed to provide suitable albeit limited foraging, sheltering and commuting opportunities for reptiles, particularly within the hedgerow and introduced shrub. However, it is important to note that the site is dominated by frequently managed grassland and hardstanding of limited value to reptiles. The site does not have good terrestrial connectivity to suitable habitat as the site is surrounded by curbed roads with moderate traffic flow. However, as the site is not entirely enclosed by fence, the presence of reptiles on site cannot be discounted.

Wider landscape

The coastal and floodplain grazing marsh ~270m east of the site is suitable for reptiles such as the grass snake, with parcels of deciduous woodland scattered throughout. These adjacent habitats in the east provide optimal foraging, commuting, and refuge opportunities for reptiles and are well-connected to further suitable habitat in the wider landscape. The presence of reptiles utilising these adjacent habitats cannot be discounted.

Biological records data

According to the data obtained from Thames Valley Environmental Records centre, there are 8 records of common lizard, 10 records of grass snakes and 95 records of slow worms within 2km of the site, recorded between 2004 and 2020. However, none have been recorded on or adjacent to site.

7.2 Foreseen Impacts

Although a small area 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.

7.3 Recommendations

A precautionary working method will be implemented for widespread reptiles during construction, including the following measures:

- Grassland will be maintained at a short sward (5cm) to discourage reptiles. Introduced shrub to be removed will be subject to a two-stage cut prior to removal in a directional manner, the first cut at 10cm and the second to ground level and maintained as a short sward (5cm) or bare ground throughout construction.
- Removal of any root systems will be undertaken outside the reptile hibernation season (November – February).
- Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape.
- Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats.
- Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.
- If any reptiles 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.
- In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Suggested biodiversity enhancements

The site could be enhanced for reptiles post-development with additional planting of areas of native shrubs, to provide sheltering opportunities.

8. FAUNA: AMPHIBIANS

This section 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.

8.1 Summary of Survey Findings

EPSL and survey data

A review of the MAGIC database returned no granted EPSL records for amphibians within 2km of the site.

The site location falls within an area covered by the NatureSpace Partnership GCN District Level Licensing scheme.

Biological records data

According to the data obtained from Thames Valley Environmental Records centre, there are two records of GCN within 2km of the site, recorded in 2007 and 2021. However, these records are both over 500m from the site and are separated from the site by urban development.

Aquatic habitat suitability (including ponds within 500m)

Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).

There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of six ponds within 500m. The closest pond is located ~200m west.

Terrestrial habitat suitability

Areas of shrubbery may provide foraging and sheltering opportunities for amphibians. No hibernation opportunities were identified on-site.

8.2 Foreseen Impacts

When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss of modified grassland and introduced shrub. If great crested newts are present within the pond, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a green risk score, which states: Offence unlikely.

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.01
Land >250m from any breeding pond(s)	0.01 - 0.1 ha lost or damaged	0.001
Individual great crested newts	No effect	0
	Maximum:	0.01
Rapid risk assessment result:	GREEN: OFFENCE HIGHLY UNLIKELY	

8.3 Recommendations

Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians 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 amphibians 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 amphibians from the working area.
- Any rubble piles will be dismantled by hand outside the amphibian hibernation window and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas.
- Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians 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 common amphibians 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.

- In the unlikely event that a great crested newt is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Suggested biodiversity enhancements

The site could be enhanced for amphibians post-development through creation of amphibian hibernacula using rubble and logs from site clearance. Information on how to construct a hibernaculum can be found here: <https://www.wiltshirewildlife.org/hibernaculum>

9. FAUNA: RIPARIAN ANIMALS

This section 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.

9.1 Summary of Survey Findings

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed for riparian animals (otters and water voles). No EPSLs relating to riparian animals are present within a 2km radius of the site.

Biological records data

According to the data obtained from Thames Valley Environmental Records centre, there is 1 record of an otter, located 1995m north-west of the site.

Habitat suitability

There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.

9.2 Foreseen Impacts

No impacts are anticipated on riparian animals as a result of the proposed development.

9.3 Recommendations

No further surveys for riparian animals required.

10. FAUNA: HAZEL DORMOUSE

This section 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.

10.1 Summary of Survey Findings

EPSL data and local records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed for hazel dormouse. No EPSLs relating to hazel dormouse are present within a 2km radius of the site. According to the data obtained from Thames Valley Environmental Records centre, there are no records of hazel dormice within 2km of the site.

Habitat suitability

Dormice typically utilise a three-dimensional habitat structure as to commute between feeding and breeding sites whilst avoiding predation. As such habitats on site are considered unsuitable for hazel dormice and therefore the likelihood of this species being present on site is considered acceptably low.

Furthermore, for isolated habitats in the UK, research indicates that dormice require 20ha of woodland habitat to support a viable population (Bright et al. 1994). Although 20ha of woodland is not present on or directly adjacent to the sites, the hedgerows present are connected to an extensive hedgerow network within the wider landscape, which in turn, are connected to multiple woodland pockets.

The closest area of woodland is small and is ~400m south of the site. The site is enclosed by urban infrastructure including roads and significant residential development. These landscape features fragment suitable dormice habitat in the wider landscape and are likely to limit dispersal opportunities to the site. As such it is considered likely that hazel dormice are absent from site.

10.2 Foreseen Impacts

No impacts are anticipated on hazel dormice as a result of the proposed development.

10.3 Recommendations

No further hazel dormouse surveys required.

11. FAUNA: BADGERS

This section 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.

11.1 Summary of Survey Findings

No badger setts, latrines, footprints or hairs were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees and scrub, although badgers could use the grassland and shrub for foraging and sheltering. The site is surrounded by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.

Biological records data

According to the data obtained from Thames Valley Environmental Records centre, there are 105 records of badgers, recorded between 2001 and 2024. However, none have been recorded on, adjacent or within 30m of the site.

11.2 Foreseen Impacts

No works will be undertaken within 30m of a badger sett. Introduced shrub and modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.

11.3 Recommendations

Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures:

- Heras fencing will be erected around the working area to prevent encroachment into retained habitats (the northern treeline and shrubbery) where badger activity could occur.
- 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 badgers could use.
- 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 badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.

Suggested biodiversity enhancements

Planting fruit bearing trees and species-rich grassland to increase foraging opportunities for badgers.

12. FAUNA: INVERTEBRATES

This section 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.

12.1 Summary of Survey Findings

The habitats present on-site, including modified grassland, shrubs, ornamental hedgerow and scattered trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.

12.2 Foreseen Impacts

Modified grassland and introduced shrub will be removed during construction. 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.

12.3 Recommendations

No further surveys.

Suggested biodiversity enhancements

- Planting a range of native species alongside non-native flowering species of known wildlife value (e.g. with Plants for Pollinators label) and long flowering period
- Installation of bee bricks on south facing walls close to pollen and nectar producing plants.
- Incorporation of areas of grasslands of longer sward height, along with compost heaps, log piles, or other artificial refugia and hibernacula (i.e. can be created using debris and brash from site clearance)
- Avoid the use of pesticides which kill non-target beneficial invertebrates including natural predators.
- Hoverflies, wasps, ladybirds, lacewings, ground beetles and centipedes are natural pest controllers. To enhance their presence, grow flowering plants they like (e.g. yarrow, dill and marigolds) and allow some weeds to grow to provide ground cover for natural predators.
- A Moon Meadow can be created by planting nectar-rich, night-scented wildflowers and larval food plants within landscaped areas. Key species could include evening-scented plants such as evening primrose (*Oenothera biennis*), supported by low-spill, warm lighting to maintain dark, moth-friendly conditions. More info at: <https://butterfly-conservation.org/join-the-dark-side>.

13. FAUNA: OTHER NOTABLE SPECIES

This section 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.

13.1 Summary of Survey Findings

Hedgehogs

The modified grassland, hedgerow and introduced shrub onsite provides limited foraging and commuting opportunities for hedgehogs.

13.2 Foreseen Impacts

Hedgehogs

Modified grassland and introduced shrub will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.

13.3 Recommendations

Hedgehogs

Similar to the badgers, 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.

13.4 Suggested Biodiversity Enhancements

Hedgehogs

The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs:

- Planting fruit bearing trees and species-rich grassland to increase foraging opportunities.
- Creation of brash piles or installation of hedgehog houses in shady areas.
- Installation of gaps under boundary fencing (14cm x 14cm) to enable hedgehogs to move freely through the site.

APPENDIX 1: SURVEY/HABITAT MAP



APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN



APPENDIX 4: HABITAT IMAGES



Developed land; sealed surface



Introduced shrub



Introduced shrub



Introduced shrub



Modified grassland



Modified grassland



Artificial unvegetated, unsealed surface



Non-native and ornamental hedgerow



Scattered trees



Scattered trees; T7



Scattered trees; T8

APPENDIX 5: BASELINE CONDITION SCORE TABLES

Modified grassland (g4) condition assessment.

	Criteria Description	Criteria Passed?
A	There are 6-8 vascular plant species per m2 present, including at least 2 forbs (these may include Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>). Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m2 (excluding those listed in the previous sentence), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland.	N
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.	Y
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Y
		Total 5/7
	Condition poor due to passing 5 of 7 criteria. Essential criteria (A) not met; condition capped at poor.	

Scattered trees (T1, T2, T3, T4, T5, T6, T8) condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	Y
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	Y
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 5/6
	Condition good due to passing 5 of 6 criteria.	

Scattered trees (T7) condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	N
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature).	Y
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 4/6
	Condition moderate due to passing 4 of 6 criteria.	

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