



The Lodge, Bearwood Road
Preliminary Ecological Appraisal (PEA)
For Artel31

13th May 2026

South Office
41 Esmead
Chippenham, Wiltshire
SN15 3PR

North Office
292 Portobello High Street
Edinburgh
EH15 2AS

0131 563 9326
info@ellendale-environmental.co.uk



Version

ISSUE DATE	13/05/26	
ORIGINATED BY	Douglas Fraser Consultant Ecologist	01/05/26
REVIEWED BY	Stewart Parsons Principal Ecologist/Director	13/05/26
APPROVED BY	Emma Parsons Principal Consultant/Director	13/05/26

VERSION	AUTHOR	REVISION	DATE
CIC v1.0	Douglas Fraser	First issue	13/05/26

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1. Introduction

1.1 Commission

Ellendale Environmental Limited was commissioned by Artel31, on behalf of their client, to undertake a Preliminary Ecological Appraisal (PEA) for an area of land and an existing building (The Lodge) at Bearwood Road, Barkham, Winnersh, Borough of Wokingham ('the site'). It is proposed to redevelop the site, demolish the existing building and erect a new residential property on the site ('the proposed development').

1.2 Site Details

The site is located on Bearwood Road in Barkham, a village and civil parish in the borough of Wokingham in Berkshire, approximately two miles south-west of the town of Wokingham, at OS grid reference SU 78452 68620.

Figure 1: Site boundary (provided by Artel31)





1.3 Survey Objectives

On the basis of the brief provided by the client, Ellendale Environmental conducted an ecological survey of the site and a 50m buffer (where accessible and appropriate) to fulfil the following needs:

- Obtain baseline information on the current habitats and ecological features in and around the site;
- Identify any further specialist surveys that may be required;
- Identify the presence (or potential presence) of any protected species whose disturbance may require consent under The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) or the Wildlife and Countryside Act, 1981 (as amended); and
- Identify any species or habitats which may require special mitigation during the development of the site.



2. Methodology

2.1 Data Search

Publicly available databases, including MAGIC, the NBN Atlas and Wokingham Borough Council (WBC) Constraints Maps, were consulted for historical evidence of:

- Statutory land-based designations;
- Non-statutory land-based designations; and
- Protected and notable species.

The data search was conducted within a 2km (5km for bats) radius of the site boundaries.

2.2 Phase 1 Habitat Survey

A Phase 1 Habitat survey of the site area was undertaken, and the habitats present on the site were mapped following the Phase 1 survey methodology (JNCC, 2010), listing the plant species associated with each habitat. This methodology was a Phase 1 habitat survey, whereby all habitats were surveyed and recorded onto a base plan, and any habitats that were considered to be of potential interest to nature conservation were recorded through the use of target notes to annotate a Phase 1 habitat map.

Habitats were then classified in accordance with the UKHab Primary Hierarchy at the level most appropriate to the features being recorded. In general, all ecosystems have been identified to a Level 3 (Broad Habitat Type) habitat, with the majority of habitats being classified to Level 4 (further splits of Level 3 habitats inc. UK BAP Priority Habitats) or Level 5 (further splits of Level 4 habitats inc. Annex 1 habitats), where appropriate. Secondary codes have been used to further describe habitats.

About UK Habitat Classification

UK Habitat Classification (UKHab) is a hierarchical system for rapidly recording and classifying habitat via satellite imagery and field survey.



The system comprises five levels of Primary Habitats which include ecosystems, broad habitats, and Level 4 habitats including Annex I habitats, along with non-hierarchical secondary codes which provide information on the environment, management and origin of Primary Habitats. The secondary codes are also used to map habitat mosaics and identify notable species features and/or management techniques. The information is used to identify ecologically sensitive features/habitats, inform relevant species surveys, and aid in the recommendation of mitigation and enhancement measures in connection with a proposed development.

The UK Habitat Classification Survey is intended to provide an indication of the main habitats on site and their biodiversity value, which leads to recommendations for management. It is not intended to be a full inventory of species on site.

2.3 Preliminary Protected Species Walkover

The site and surrounding areas were examined for signs of protected species. The presence/potential presence of protected or notable species of conservation concern was recorded using target notes, following the Chartered Institute of Ecological and Environmental Management guidance (CIEEM, 2012).

2.4 Preliminary Roost Assessment

An inspection of the existing building was undertaken, looking for evidence of bats, bat roosting sites and possible bat access/egress points.

In examining the building for bats, particular attention was given to any crevice in which bats may roost. These were inspected for bat droppings, bat urine, feeding remains, oil staining from the fur of bats (indication of frequent use of a particular site), and wear of substrates caused by the movement of bats in and out over a long period of time.

2.5 Survey Area

The survey covered the entire site and areas within 50m (where accessible and appropriate).



2.6 Survey Limitations

The aim of this survey was not to record every species present on the site, as one survey acts as a snap-shot, recording only those species which are present at the time or whose presence can be indicated through the occurrence of field signs, such as feeding remains, droppings or places used for shelter or foraging.

Evidence collected has been used to draw conclusions about the flora and fauna within the boundary of the site and to provide an assessment of their ecological and nature conservation value.

Weather was not a limiting factor to the survey. The prevailing conditions at the time of the survey are summarised in **Table 1**.

Table 1: Survey weather conditions

SURVEY DATE	TEMPERATURE (°C)	WIND SPEED (MPH)	CLOUD COVER / PRECIPITATION
20/04/26	13.4	1.9 Avg. 6.0 Max.	30% cloud cover, dry & warm, with an occasional light breeze.

2.7 Surveyors

The survey was led by Stewart Parsons, Director and Principal Ecologist of Ellendale Environmental, who is a full member of CIEEM and a Chartered Environmentalist (CEnv). Stewart has over 20 years' professional experience of ecological surveys across the UK and holds a bat survey licence (Bat Survey Class Licence CL18 (Bat Survey Level 2), registration number 2025-85474-CL18-BAT), with respect to the Conservation Regulations 1994. The licence is valid for all counties of England, from 1st November 2025 until 31st October 2026.

The survey was assisted by Douglas Fraser, Consultant Ecologist at Ellendale Environmental, who is a full member of CIEEM. Douglas has experience of undertaking ecological surveys and has over six years' experience of environmental project management.



3. Results

3.1 Data Search

A data search for existing designated sites and biological records was undertaken from MAGIC¹, NBN Atlas² and the WBC Constraints Map³.

Statutory designated sites

Holt Copse and Joel Park Local Nature Reserve (LNR) is located 1.9km to the north-east of the site.

Non-statutory designated sites

The following non-statutory designated sites were identified by the data search:

- Traditional Orchards Priority Habitat (approximately 0.37ha), located on and adjacent to the site;
- An area of deciduous woodland (priority habitat), located around the wider site ownership boundary of the site; and
- Bearwood Estate Woods and Lakes Local Wildlife Site, located 125m to the west of the building and approximately 15m from the site's redline boundary.

Protected & notable species

The following protected species has been recorded within 2km of the site:

- Brown hare *Lepus europaeus*⁴ (one record, located 0.8km north of the site, recorded in 2009).

¹ Magic database. <http://www.magic.gov.uk/MagicMap.aspx> Accessed on 11/11/22.

² NBN atlas database. [NBN Atlas - UK's largest collection of biodiversity information](#) Accessed on 11/11/22.

³ WBC Constraints Map [Microsoft Word - Appendix G](#) Accessed on 22/12/25.

⁴ NBN Trust (2026). *Lepus europaeus* on the NBN Atlas: [Lepus europaeus](#) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 13/05/26].



The following protected and notable species have been recorded within 2km of the site; however, due to licencing restrictions, the locations of these species cannot be included in this report: badger *Meles meles*, West European hedgehog *Erinaceus europaeus* and Eurasian otter *Lutra lutra*.

Bats

The following bat species were identified within 5km of the site by the data search:

- Daubenton's bat *Myotis daubentonii*⁵ (89 records, the closest of which is located 2.6km north-west of the site, most recently recorded in 2024);
- Natterer's bat *Myotis nattereri*⁶ (21 records, the closest of which is located 2.2km south of the site, most recently recorded in 2022);
- Noctule bat *Nyctalus noctula*⁷ (three records, the closest of which is located 1km east of the site, most recently recorded in 2021);
- Nathusius's pipistrelle *Pipistrellus nathusii*⁸ (one record, located 5km north-east of the site, recorded in 2021);
- Common pipistrelle *Pipistrellus pipistrellus*⁹ (24 records, the closest of which is located 1.2km south of the site, most recently recorded in 2025);
- Soprano pipistrelle *Pipistrellus pygmaeus*¹⁰ (nine records, the closest of which is located 0.9km east of the site, most recently recorded in 2021);

⁵ NBN Trust (2026). *Myotis daubentonii* on the NBN Atlas: [Myotis daubentonii](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 13/05/26].

⁶ NBN Trust (2026). *Myotis nattereri* on the NBN Atlas: [Myotis nattereri](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 13/05/26].

⁷ NBN Trust (2026). *Nyctalus noctula* on the NBN Atlas: [Nyctalus noctula](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 13/05/26].

⁸ NBN Trust (2026). *Pipistrellus nathusii* on the NBN Atlas: [Pipistrellus nathusii](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 13/05/26].

⁹ NBN Trust (2026). *Pipistrellus pipistrellus* on the NBN Atlas: [Pipistrellus pipistrellus](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 13/05/26].

¹⁰ NBN Trust (2026). *Pipistrellus pygmaeus* on the NBN Atlas: [Pipistrellus pygmaeus](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 13/05/26].



- Brown long-eared bat *Plecotus auritus*¹¹ (ten records, the closest of which is located 0.9km east of the site, most recently recorded in 2024); and
- Barbastelle *Barbastella barbastellus*¹² (one record, located 2.6km west of the site, recorded in 2024).

The following bat species have also been recorded within 5km of the site; however, due to licencing restrictions, the locations of these species cannot be included in this report: Eurasian serotine *Cnephaeus serotinus* and Whiskered bat *Myotis mystacinus*.

Birds

Approximately 102 bird species have been recorded within 2km of the site and are shown on the NBN Atlas; however, none of these species are located within the site boundary.

3.2 Phase 1 Habitat Survey

The site is located on Bearwood Road in Barkham and is approximately 0.3 hectares in size, comprising an area of amenity grassland, broad-leaved woodland, amenity planting/introduced shrub and dense areas of rhododendron. To the north and east of the site, there are areas of broad-leaved woodland and dense rhododendron. To the south there is a residential property and to the west there is Bearwood Road, beyond which are residential properties.

There are four Phase 1 habitat types, including boundary features, recorded on the site, as detailed in **Table 2**.

¹¹ NBN Trust (2026). *Plecotus auritus* on the NBN Atlas: [Plecotus auritus](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 13/05/26].

¹² NBN Trust (2026). *Barbastella barbastellus* on the NBN Atlas: [Barbastella barbastellus](https://ror.org/00mcxye41) on The National Biodiversity Network (NBN) Atlas. <https://ror.org/00mcxye41> [Page visited 13/05/26].



Table 2: Phase 1 Habitat types & UKHab classification

Phase 1 Vegetation Category	UKHab Vegetation Category
J.4 Bare ground	510 Bare ground
J1.2 Amenity grassland	G4 Modified grassland
A.3.1 Parkland/scattered trees (broad-leaved)	32 Scattered trees
J3.6 Building	u1b5 Building

J.4 Bare ground (510 Bare ground)

The site is accessed via a shared driveway from Bearwood Road to the west which is largely gravel before turning to a hardstanding/bare ground access track to the existing building.

J1.2 Amenity grassland (G4 Modified grassland)

The majority of the site is dominated by an amenity grassland that is managed through regular mowing and at the time of the survey had a low sward height. Species present included perennial rye-grass *Lolium perenne*, annual meadowgrass *Poa annua*, yarrow *Achillea millefolium*, clover *Trifolium sp.*, dandelion *Taraxacum officinale* agg., primrose *Primula vulgaris*, cuckooflower *Cardamine pratensis*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, spear thistle *Cirsium vulgare* and creeping buttercup *Ranunculus repens*.

A3.1 Parkland/scattered trees (Broad-leaved) (32 Scattered trees)

Within the amenity grassland there are scattered trees of varying ages including oak *Quercus robur*, apple *Malus x domestica*, cherry *Prunus avium L.*, yew *Taxus baccata* and silver birch. It is understood that none of the existing trees will be removed during the redevelopment of the site and that all existing trees will be protected during the works.

J3.6 Building (u1b5 Building)

A residential property is present within the site and is further discussed in Section 3.4.



Photograph 1: showing a view of the access to the existing building & a view of the site



3.3 Preliminary Protected Species Walkover

The site and surrounding habitats were examined for signs of protected and notable species and the following assessment has been made for the potential for these species to be present.

3.3.1 Protected Species

Birds

The trees present within the site provide suitable habitat for nesting birds, but no bird nests were noted to be present during the survey. Bird species heard and observed during the survey within the site included blue tit *Cyanistes caeruleus*, great tit *Parus major*, chiffchaff *Phylloscopus collybita*, wood pigeon *Columba palumbus* and wren *Troglodytes troglodytes*.



The amenity grassland habitat may provide suitable habitat for foraging birds; however, the short sward height and regular management may reduce the suitability of the habitat for foraging.

The larger, more mature trees are suitable to support large bird species such as buzzard *Buteo buteo*; however, no nests of large bird species were found to be present.

Habitats out with the site boundary also provide suitable habitat for nesting and foraging birds; however, these habitats will not be directly impacted by the proposed development.

Badger

The habitats within the site theoretically provide suitable habitat for badger; however, the regular management of the grassland and disturbance from the residential nature of the site and wider area will deter this species. Furthermore, no evidence of badger (such as runs, digging or latrines) was found during the survey to indicate that they are utilising the site; they are therefore considered to be absent here.

Habitats out with the site boundary provide suitable habitat for badger; however, these habitats will not be directly impacted by the proposed development.

Evidence of rabbit *Oryctolagus cuniculus* was noted within the site with droppings present across the amenity grassland. No burrows were noted during the survey.

Otter

There are no habitats within the site that are suitable to provide habitats for otter and no evidence of this species was found to indicate they are present here.

Ponds present to the west of the site provide foraging opportunities for otter; however, the ponds are isolated in the landscape with no connective habitat for commuting otter. Furthermore, the habitats present are regularly disturbed through human activity, and this will deter otter. No slides or spraints were found during the survey to indicate otter presence.



Water vole

There are no habitats within the site that are suitable to provide habitats for water vole *Arvicola amphibius* and no evidence of this species was found to indicate they are present here.

The ponds present to the west of the site do not provide suitable to support this species and no evidence was found during the survey.

Brown hare

The habitat within the site provides limited foraging habitat for this species and no field signs, such as tracks or droppings, were noted during the survey. It is therefore considered that this species is not present within the area; however, adjacent habitats may support them.

Great crested newt (GCN)

The grassland present within the site is heavily managed with a mostly low sward height which reduces the suitability for GCN *Triturus cristatus* to be present; furthermore, no evidence was found during the survey. The dense scrub around the site may provide some foraging and commuting habitat for this species; however, no evidence was found during the survey.

The ponds to the west of the site have some suitability to support GCN. 'Pond 1' has marginal vegetation, rushes and reeds around most of it (besides some bare/sparsely vegetated banks) which could be used by GCN to lay eggs. No fish were seen in the pond during the survey; however, it is understood that the pond is ephemeral, drying out most summers.

'Pond 2' was noted to have fish present which would predate amphibians and larvae, thereby reducing the suitability for GCN. However, frog tadpoles were observed in the pond.

No evidence of GCN was found during the survey. However, the site is within a GCN District Licence Red Risk Zone and this species is known to be present locally.



To determine GCN presence/absence, it is recommended that environmental DNA (eDNA) tests of the water in the ponds are undertaken.

3.3.2 Notable Species

Common reptiles & amphibians

The habitats present within the site provide limited suitable habitat for foraging and commuting common reptiles and amphibians. The grassland within the site is kept at a low sward height, thus reducing the suitability for these species which use vegetation as cover for predator avoidance. The short vegetation within the site also limits the movements of animals between more suitable areas for foraging such as those outside of the site.

There are no ponds or waterbodies within the site that would provide suitable habitat for breeding amphibians; however, the ponds to the west of the site have some suitability to support these species.

Log piles were noted to be present within the boundaries of the site and provide suitable refugia for these species; however, no evidence was found during the survey.

Hedgehog

The habitats present within the site provide limited suitable habitat for foraging hedgehog. The grassland within the site is kept at a low sward height, thus reducing the suitability for this species. The boundaries of the site provide suitable foraging and commuting habitat for hedgehog and log piles and compost heaps present in the boundaries of the site provide suitable den habitat for this species; however, no evidence was found during the survey.



Photograph 2: showing a log pile within the site



3.4 Preliminary Roost Assessment

A residential property is present within the site and is a modern wooden-framed building covered with wooden slats and a pitched roof.

Externally the walls of the building were found to be in a good condition with no gaps or lifted wooden slats that would provide access for roosting bats. Doors and windows on the building were also found to be in a good condition with no gaps around them that would allow bats to enter the internal space. No evidence of bat activity such as droppings or staining was found on the external walls of the building to indicate that bats are entering the structure.



Photograph 3: showing a view of the building on the site (looking west)



The roof of the building is pitched and covered with tiles that were found to be in good condition with no loose, lifted or missing tiles that would provide roosting opportunities for bats. The roof was noted to be covered with moss, particularly around the edges of the roof tiles, suggesting that it is damp and is largely shaded from the surrounding trees which will shade it from sunlight. These factors reduce the suitability for bats that require dry and warm stable environment for roosting. No evidence of bat activity was found on the external roof structure to indicate that it is being used by bats.

The building is thus not considered to be a bat roost and no evidence of bat activity was found during the survey. The building is assessed as Negligible Roost Potential for bats and no further surveys are recommended.



Photograph 4: showing a view of the roof of the building



The trees within the site are not suitable to support roosting bats. No features such as cracks, crevices or hollows were noted that are suitable for bats and the trees are assessed as providing Negligible Roost Potential. No further surveys for bats are therefore recommended.



4. Conclusions

4.1 Conclusion

The site is located on Bearwood Road in Barkham and is approximately 0.3 hectares in size, comprising of an existing residential property, an area of amenity grassland and scattered trees, with access via a shared hardstanding track from the west which becomes a bare earth track to the property.

The main area of the site is dominated by amenity grassland that is managed through mowing and at the time of the survey had a low sward height. This habitat is not suitable to support protected species and no evidence was found. Evidence of rabbit was noted within the site, with droppings present across the amenity grassland.

Trees within the site provide the most suitable habitat to support protected species, namely nesting and foraging birds. However, no nests were identified in the trees around the site at the time of the survey. The trees are not suitable to support roosting bats as no features suitable to support roosting bats such as cracks, crevices or hollows were identified. The trees are therefore assessed as providing negligible roost potential; however, they do provide foraging habitat for bats. No further surveys for bats are recommended, and it is understood that the trees will be retained within the development.

The building is not considered to be a bat roost and no evidence of bat activity was found during the survey. The building is assessed as providing negligible roost potential for bats and no further surveys are recommended.

Overall, the site is assessed as providing low suitability to support protected species. No evidence of protected species was identified during the survey and none can realistically be anticipated here.



4.2 Mitigation

Nesting birds

The trees within the site provide suitable habitat for nesting birds; therefore, if clearance is required, this should be undertaken out with the breeding bird season (March – August, inclusive) as all nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended).

If works are undertaken within this period, a nesting bird survey would be required no more than 24 hours prior to the works. If nesting birds were found, these areas of the site would need to be protected from disturbance until the young have fledged naturally.

4.3 Biodiversity Enhancements

The following recommendations are made for modest post-construction ecological enhancements at the site which are proportionate with the low level of environmental impact from the proposed development:

- Bird nesting boxes (both small-hole and open-fronted) should be placed within the site or incorporated within the new building where practicable. This will create nesting opportunities for small bird species as part of the overall design; and
- Bat boxes should be placed on or around the site boundaries or incorporated within the new building where practicable. This could create roosting opportunities for bat species as part of the overall design; and

It is recommended that an ecologist contributes to any detailed landscape designs, planting lists and post-construction management to ensure a biodiversity net gain for the site.



5. Target Notes

5.1 Botanical Target Notes (TN)

TN1 – Gravel access via shared driveway.

TN2 – Bare earth used for access to existing building.

TN3 – An area of introduced/amenity planting.

TN4 – Scattered trees within the site.

TN5 – Existing residential property.

TN6 – Scattered trees within the site.

5.2 Animal Target Notes (AN)

AN1 – No evidence of bats was found in building, and it is not considered to be a bat roost. In addition, no evidence of nesting birds was found.

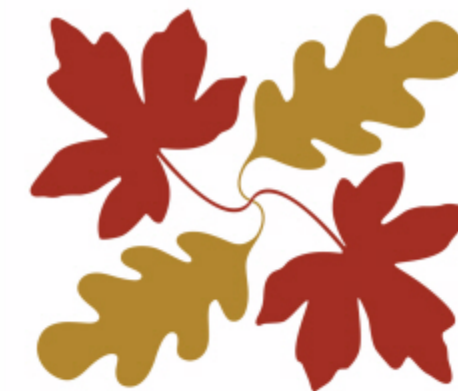
AN2 – Brash pile identified adjacent to the trees on the site boundary.

AN3 – Scattered trees provide habitat for foraging and nesting bird species. No suitable roosting features were identified for bat species.

AN4 – Scattered trees provide habitat for foraging and nesting bird species. No suitable roosting features were identified for bat species.



6. Extended Phase 1 Habitat Map



ELLENDALE
ENVIRONMENTAL

Drawing Title;
The Lodge, Bearwood Road
Extended Phase 1 Map

Client;
Artel31

Date;
13/05/26

Drawn By;
SP

Project Number;
EEL535

Version Number;
v1.0

Target Note
● TN

Animal Note
● AN

Application Boundary
—

Woodland and Scrub
● Parkland/Scattered Trees

Miscellaneous

— Fence

— Hedgerow

— Hard Standing/Bare Earth

— Building/Structure

— Amenity Grassland