



CLOVERWOOD
— Ecology Ltd —

Preliminary Ecological Appraisal & Preliminary Roost Assessment Report

Project Name: The Spindles, Wargrave

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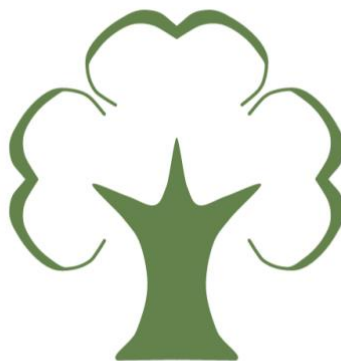
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The findings and recommendations presented in this report are based on the information available at the time of survey and reflect the conditions observed during the site visit. This report has been prepared in line with the best practice guidelines provided by Chartered Institute of Ecology and Environmental Management (CIEEM) (CIEEM, 2024). Cloverwood Ecology Ltd accepts no responsibility for the use of this report for purposes other than those for which it was originally commissioned. Any such party referring to or relying upon this report does so at entirely their own risk.



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1 Summary

A glossary of terms is provided in Appendix 1, site photographs are provided in Appendix 2 and a full species list is provided in Appendix 3.

1.1 Site Details

Site Name: The Spindles, Wargrave

Site Address: The Spindles, School Hill, Wargrave, Reading, RG10 8DY.

Grid Reference: SU 7897 7818.

Client Name: Dani Czernuszka-Watts

1.2 Development Proposals

The development proposals are for the construction of a single storey extension on to the south-eastern elevation of the existing bungalow. The development proposals also include the extension of the existing pebbled driveway. The removal of an existing small wild cherry tree, approximately 100 m² of closely mown modified grassland, and a shed (building B2) are also required to facilitate the development.

1.3 Brief

The brief of the Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) was to identify the habitats on site and to identify the likely ecological constraints associated with the project, including the potential impacts on roosting bats.

1.4 Legislation & Planning Policy

Full details of the legal protections are provided in Appendix 4.

1.4.1 Habitats

Priority Habitats are habitats of Principal Importance and are protected under UK legislation and through local planning policy.

Trees are recognised for their ecological importance and afforded protection through local planning policy.

1.4.2 Species

Some plant species, including English bluebells, receive protection under UK legislation and through local planning policy.

Cinnabar moths are a Species of Principal Importance and protected under UK legislation and through local planning policy.

Great crested newts (GCN) are a European protected species. GCN and their habitats are fully protected under UK and European legislation, and through local planning policy.

Bats are a European protected species. Bats and their roosts are fully protected under UK and European legislation, and through local planning policy.

Common toads are a Species of Principal Importance and protected under UK legislation and through local planning policy.

All native reptile species receive protection under UK legalisation and through local planning policy.

All native birds, their nests, and eggs are protected under UK legislation and through local planning policy.

Badgers and their setts are protected under UK legislation and through local planning policy.

Hazel dormice are a European protected species. Hazel dormice, their nests and their habitats are fully protected under UK and European legislation and afforded protection through local planning policy.

Hedgehogs are a Species of Principal Importance and protected under UK legislation and through local planning policy.

1.5 Results

The key findings of the assessment include the following:

- There is a parcel of deciduous woodland, which is a Priority Habitat, located directly adjacent to the western site boundary. There are four further Priority Habitat types located within 1 km of the site.
- The site is located within the NatureSpace Amber Impact Risk Zone for GCNs.
- The habitats identified on site include modified grassland (g4), non-native and ornamental hedgerow (h2b), rhododendron scrub (h3g), building (u1b5), other developed land (u1b6), and artificial unvegetated - unsealed surface (u1c) (see Section 0 for full details).
- Approximately 100 to 150 bat droppings were recorded in Void 1 and approximately two bat droppings were recorded in Void 2 of building B1. External PRFs were recorded on buildings B1 and B2. Internal PRFs were recorded in building B1, but building B2 lacks an internal void that could potentially be used by roosting bats.
- Based on the habitats present on site and the ecological context within the wider landscape, the site has potential to support the following ecological features, which could be adversely impacted by the development proposals (See Section 6 for full details):

- Priority Habitats.
- Trees.
- Invertebrates of conservation concern (cinnabar moth).
- GCNs.
- Common toads.
- Reptiles.
- Birds (nesting).
- Badgers.
- Bats (roosting, foraging, and commuting).
- Hazel dormice.
- Hedgehogs.

1.6 Recommendations

Avoidance, mitigation, and compensation measures have been recommended to ensure compliance with relevant legislation and planning policy, and to minimise the potential impacts of the development including the following (see Section 7 for full details):

- A Construction Environmental Management Plan (CEMP) to mitigate the potential adverse impacts of the construction activities to facilitate the development on site on the parcel of deciduous woodland located offsite directly adjacent to the western site boundary and the protected and priority species it could potentially support.
- It is recommended that the proposed loss of the existing wild cherry tree is compensated by planting at least three native trees of local provenance on site.
- It is recommended that the site is registered with the NatureSpace Partnership District Licencing Scheme.
- It is recommended that any vegetation removal as part of the proposed development works is undertaken outside of the bird nesting season, March to September, inclusive.
- Any holes/trenches created as part of the construction works, should be covered at night or a mammal ladder provided, at no more than a 45° angle, to enable common toads, badgers, and hedgehogs a means of escape.
- An Ecological Clerk of Works (ECOW) should be present on site during any site clearance activities, which are likely to involve the removal/disturbance of any vegetation.
- A sensitive lighting plan is included in the proposed design.

Further ecological surveys are required to ensure compliance with relevant legislation and planning policy, and to inform a robust assessment of the impacts of the development on site including for the following (See Section 8 for full details):

- Bats (roosting) - buildings B1 and B2.

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Subject to the implementation of the recommended measures outlined in this report, it has been concluded that the proposed development is not expected to result in significant adverse impacts on the ecological features identified within the site or its zone of influence.

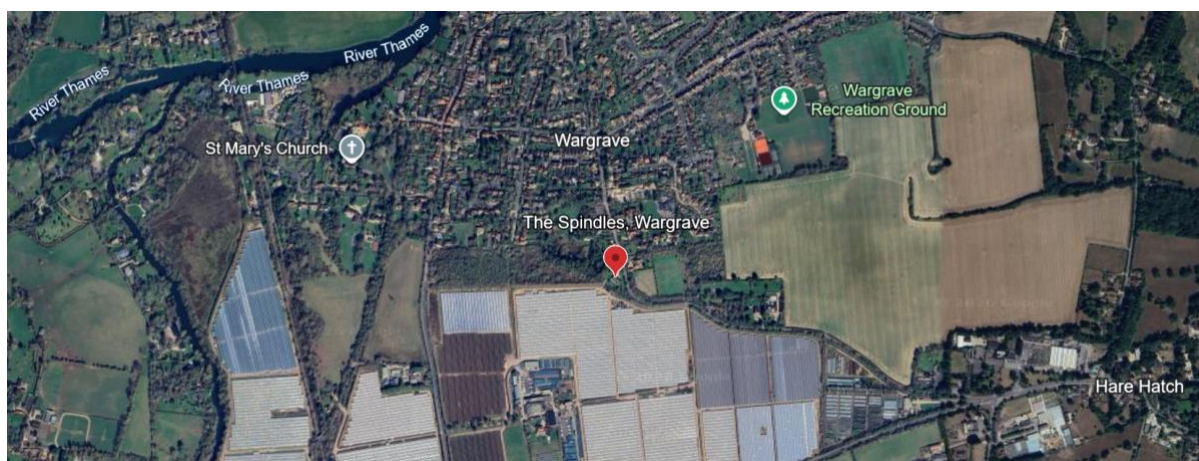
2 Introduction

2.1 Site Details

The site is located at The Spindles, School Hill, Wargrave, Reading, RG10 8DY. The central Grid Reference for the site is SU 7897 7818. The site is located on the edge of a residential area in Wargrave village, off School Hill. Directly adjacent to the western boundary is a parcel of deciduous woodland, which is a Priority Habitat. Directly adjacent to the southern boundary is a plant nursery. Residential buildings border the site to the north, while School Hill and pastoral fields border the site to the east. The wider landscape comprises agricultural fields and further residential buildings. Hare Hatch village is located approximately 1.3 km to the south-east and the River Thames, which is a Priority Habitat, is located approximately 745 m to the north-west. The site is located within the Network Enhancement Zone 2 (Natural England, 2020).

An aerial image of the site is provided below, see Plate 1.

Plate 1. Aerial image of the site (red pin) taken from Google Earth Pro, accessed 22nd May 2026.



2.2 Description of Structures on Site

Table 1 provides the details of the structures on site.

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Table 1. Description of Structures on Site

Structure Reference	External Description	Number of Voids Present	Internal Description
B1 (Main House)	A single storey bungalow with a complex structure. The building comprises red bricks with PVC windows and doors. The roof is a complex structure. The central section of the roof is pitch hipped with a red brick chimney. On the front elevation there is a porch with a pitch hipped roof. On the rear elevation, there is a single storey bay window with a conical roof structure and an intersecting gable with a pitch hipped roof. On the western elevation, there is an extension, in the form of a garage, with a flat hipped roof and there is an intersecting gable on the rear elevation with a pitch hipped roof. The roof comprises machine-made clay tiles with extensive moss cover. The roof also has plastic soffits.	2	The voids are a timber-framed construction, which are lined with bitumen felt. Void 1 is a king's trussed construction with two intersecting gables on the rear elevation and one intersecting gable on the front elevation. The roof void is insulated with fibreglass insulation and is partly boarded. There is one red brick chimney present in the void. The internal dimension of the void is approximately 17 m in length, 5 m in width, and 4 m in height. Void 2 is trussed and has a flat roof lined with timber boarding. There is an intersecting gable on the rear elevation. The roof void is not insulated and not boarded. The internal dimension of the void is approximately 7 m in length, 5 m in width, and 4 m in height.
B2 (Shed)	A timber-panelled shed with timber-framed windows situated on a concrete slab. The roof is hipped and comprises timber panels. On the rear elevation, a section of the roof has been removed and replaced with bitumen felt	None	No internal voids present within the building

2.3 Development Proposals

The development proposals are for the construction of a single storey extension on to the south-eastern elevation of the existing bungalow. The development proposals also include the extension of the existing pebbled driveway. The removal of an existing small wild cherry tree (*Prunus avium*), approximately 100 m² of closely mown modified grassland, and a shed (building B2) are also required to facilitate the development.

2.4 Brief

The brief of the PEA was to:

- Map and identify the habitats on site following the UK Habitat (UKHab) Classification System (UK Habitat Working Group, 2023).
- Identify the likely ecological constraints associated with the project.
- Identify any additional surveys that may be required to inform an Ecological Impact Assessment (EclA).
- Identify any avoidance, mitigation, and compensation measures following the mitigation hierarchy.
- Identify the opportunities to deliver ecological enhancements in line with local and national planning policy.

The brief of the Preliminary Roost Assessment (PRA) was to:

- Record evidence of roosting bats in the structures and trees on site, if present.
- Identify and assess any external and/or internal Potential Roosting Features (PRFs) for bats in the structures and trees on site, if present.
- Identify and assess any potential access/egress points for bats in the structures and trees on site, if present.
- Identify and assess the value of habitats located on site and within the vicinity of the site for bats.
- Provide recommendations for further survey and/or avoidance and mitigation measures for bats where appropriate.

3 Legislation & Planning Policy

Full details of the legal protections are provided in Appendix 4. The results of this assessment will inform the development of a suitable avoidance and mitigation strategy to ensure adherence to UK legislation.

3.1 Habitats

3.1.1 Priority Habitats

Priority Habitats are habitats of Principal Importance and are protected under UK legislation and through local planning policy.

3.1.2 Trees

Trees are recognised for their ecological importance and afforded protection through local planning policy.

3.2 Species

3.2.1 Plants of Conservation Concern

Some plant species, including English bluebells (*Hyacinthoides non-scripta*), receive protection under UK legalisation and through local planning policy.

3.2.2 Invertebrates of Conservation Concern

Some invertebrate species, including cinnabar moth (*Tyria jacobaeae*), receive protection under UK legalisation and through local planning policy.

3.2.3 GCN

GCNs (*Triturus cristatus*) are a European protected species. GCNs and their habitats are fully protected under UK and European legislation and afforded protection through local planning policy.

3.2.4 Common Toads

Common toads (*Bufo bufo*) are a Species of Principal Importance and protected under UK legislation and through local planning policy.

3.2.5 Reptiles

All native reptile species receive protection under UK legalisation and through local planning policy.

3.2.6 Birds

All native birds, their nests, and eggs are protected under UK legislation and through local planning policy.

3.2.7 Badgers

Badgers (*Meles meles*) and their setts are protected under UK legislation and through local planning policy.

3.2.8 Bats

Bats are European protected species. Bats and their roosts are fully protected under UK and European legislation and through local planning policy.

3.2.9 Hazel Dormice

Hazel dormice (*Muscardinus avellanarius*) are a European protected species. Hazel dormice and their habitats are fully protected under UK and European legislation and afforded protection through local planning policy.

3.2.10 Hedgehogs

Hedgehogs (*Erinaceus europaeus*) are a Species of Principal Importance and protected under UK legislation and through local planning policy.

4 Methodology

4.1 PEA

The PEA was undertaken by Martin Roche BSc (Hons) ACIEEM, in accordance with the best practice guidelines provided by CIEEM (CIEEM, 2017). The PEA comprised two elements: a desk study and a field survey.

4.1.1 Desk Study

The purpose of the desk study was to gather existing ecological information within the local area to provide contextual information on the potential presence of protected sites, habitats, and species within the wider landscape. A data search from a local biological records centre was not commissioned because the proposed works are limited to a small-scale householder development and are unlikely to result in significant ecological impacts beyond the immediate site. As such, a comprehensive records search was considered disproportionate to the scale and potential impacts of the development.

Multi-Agency Geographical Information for the Countryside (MAGIC) mapping (Natural England, 2025) was consulted for information on European designated sites within 5 km of the site and on the designated sites and priority habitats within 1 km of the site, and granted European Protected Species Licences (EPSLs) within 2 km of the site. The National Biodiversity Network (NBN) (NBN Atlas Partnership, 2026), was also referred to for protected and priority species records within 5 km.

The desk study should not be taken as a definitive list of designated sites, priority habitats, and protected and priority species that occur within the wider landscape.

4.1.2 Field Survey

The purpose of the field survey was to identify and map the habitats on site, record any invasive or non-native species, and record any evidence of or potential for protected species.

The field survey was undertaken on 27th May 2026 in accordance with the UKHab Classification system Version 2.0 (UK Habitat Working Group, 2023) and following good practice guidelines provided by CIEEM (CIEEM, 2017). The weather conditions during the survey were 24°C, 0% cloud cover, 15 mph wind, and dry (Met Office, 2026), which is considered suitable for carrying out a field survey.

The site was systematically walked over, and all accessible habitats were identified, described, and classified according to the UKHab classification system (UK Habitat Working Group, 2023). Habitats were mapped to their primary UKHab habitat types, with secondary codes applied to provide additional detail on habitat characteristics such as structure, management, and condition.

Habitat mapping was undertaken using the most recent stable release of QGIS available at the time of survey. Primary area habitat types were mapped as polygons, and primary linear habitats were mapped as lines based on field observations and aerial imagery. Secondary codes were attributed to each polygon and line within QGIS to ensure that relevant ecological information was accurately captured and recorded for each habitat parcel. Target notes were recorded in the field and mapped within QGIS to document features of ecological interest. The results of the field survey are provided in Figure 1.

Photographs were taken of the site to provide supporting evidence of site conditions at the time of survey (see Appendix 2). A floristic species list was compiled for each habitat parcel during the field survey (see Appendix 3). Plant species were identified to a species level, where feasibly possible, and their relative abundance within each habitat was estimated using the DAFOR scale (Dominant, Abundant, Frequent, Occasional, Rare).

The survey was undertaken at an optimal time of year to enable identification of the majority of habitats and plant species. However, some species may not be detectable outside of their optimal survey periods; any limitations are detailed in Section 4.3.

The species recorded on site is based on field observations at the time of the survey and should not be taken as a definitive list of species present on site. Therefore, an absence of evidence of a species does not confirm the absence of such species from the site.

4.1.3 Discussion

Following the results of the desk study and the field survey, the habitats on site were assessed, using professional judgement, for their potential to support protected or notable species as well as their potential to qualify as a Habitat of Principal Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (HM Government, 2006). In addition, the importance of ecological features was evaluated in relation to a geographical frame of reference (see Appendix 5). The assessment followed best practice guidelines provided by CIEEM (CIEEM, 2017) and was used to inform recommendations for further surveys, avoidance, mitigation, and compensation measures, and ecological enhancements, where required.

The findings and recommendations provided in this report are valid for up to 18 months from the date of survey, in accordance with current best practice guidance (CIEEM, 2024). This reflects the potential for changes in site conditions, habitat suitability, and plant species present over time. Beyond this period, an updated survey may be required to ensure that the information remains accurate and robust for decision-making purposes.

4.2 PRA

The PRA was undertaken by Martin Roche BSc (Hons) ACIEEM, who possesses a Level 2 Bat Licence (WML-CL18), in accordance with the best practice guidelines provided by the Bat Conservation Trust (Collins, 2023).

4.2.1 Day-Time Walkover Survey

The purpose of the day-time walkover survey was to inspect the structures on site externally and internally for evidence of roosting bats and identify any PRFs and potential access/egress points for bats. The day-time walkover survey was undertaken on 27th May 2026.

The day-time walkover survey was conducted, following the best practice guidelines (Collins, 2023), from ground level using binoculars, a high-powered torch, and an endoscope, where appropriate. All accessible structures were inspected externally and internally to search for evidence of roosting bats including, but not limited to the following:

- The bats themselves;
- Bat echolocation;
- Bat droppings;
- Urine staining or grease marks around roost entrances;
- Bat feeding remains (e.g. discarded insect wings etc)

The structures on site were inspected externally and internally for PRFs and potential access/egress points for bats including, but not limited to, the following:

- Lifted roof tiles;
- Broken/missing roof tiles;
- Hanging tiles;
- Lifted cladding;
- Gaps in mortar;
- Lifted lead flashing;
- Crevices in timber framework;
- Gaps at the eaves/fascias

4.2.2 DNA Analysis

DNA analysis will be performed on a sample of bat droppings recorded in Void 1 of building B1 to confirm the bat species present. The sample of bat droppings will be sent to a Natural England-approved laboratory to complete the DNA analysis.

4.2.3 Discussion

Following the day-time walkover survey of the structures on site, the structures were assessed on their level of suitability to support roosting bats, including hibernating

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bats, following a precautionary approach, in accordance with the best practice guidelines (Collins, 2023) (CIEEM, 2024). Table 2 provides the guidelines for assessing structures for their suitability to support roosting bats as shown in Table 4.1 on page 44 of the Bat Surveys for Professional Ecologists. Good Practice Guidelines (4th Edition) (Collins, 2023).

Table 2. Guidelines for Assessing the Potential Suitability of Proposed Development Sites for Bats, based on the Presence of Habitat Features within the Landscape, to be Applied using Professional Judgement (Collins, 2023)

Potential Suitability	Description	
	Roosting Habitats in Structures	Potential Flight-Paths & Foraging Habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels)	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines or generate/shelter insect populations available to foraging bats)
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats)	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat, but unlikely to support a roost of high conservation status (with respect to roost type only such as maternity and hibernation - the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed)	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland, or water

High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, line of trees, and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broad-leaved woodland, tree-lined watercourses, and grazed parkland. Site is close to and connected to known roosts
Confirmed Roost	Evidence of roosting bats has been confirmed within the structure	N/A

4.3 Survey Limitations

4.3.1 PEA

The field survey was undertaken on 27th May 2026, and the grassland vegetation was relatively short and sunbaked due to the prolonged dry weather conditions in the area, as such not all plant species that could potentially be present within the grassland habitat on site were presenting their full vegetative characteristics for identification, and could have been missed during the field survey. However, this is not considered a significant limiting factor because the field survey was carried out by a suitably qualified ecologist and the habitats present on site are easily identifiable at any time of year, meaning if any plant species were potentially missed during the field survey it is unlikely to have significantly changed the findings of this report.

4.3.2 PRA

Many bat species are crevice dwelling; therefore, evidence of roosting bats and the bats themselves can be present in inaccessible areas and not possible to record. Therefore, an absence of evidence of roosting bats must not necessarily be interpreted as evidence that roosting bats are absent. Voids 1 and 2 within building B1 are only partially boarded, meaning a full internal inspection could not be carried out during the day-time walkover survey. However, these limitations are not considered significant limitations because evidence of roosting bats was successfully recorded in Voids 1 and 2 within building B1 and further surveys for roosting bats have therefore been recommended (see Section 8.1.1).

Only two bat droppings were recorded in Void 2, which is not enough to take a sample and send for DNA analysis; however, this is not considered a significant limiting factor because a sample of droppings was collected from Void 1, which is connected to Void 2, and it has been assessed the bat species that is roosting in Void 1 is also likely roosting in Void 2.

No limitations that could potentially adversely impact the validity of the PRA were noted.

5 Results

5.1 PEA

5.1.1 Desk Study

The results of the data search were provided by MAGIC (Natural England, 2025) and the NBN Atlas (NBN Atlas Partnership, 2026).

Designated Sites

There are no European designated sites located within 5 km of the site and there are no statutory designated sites located within 1 km of the site.

Habitats

Table 3 provides details on the priority habitats located within 1 km of the site.

Table 3. Priority Habitats located within 1 km of the Site

Habitat	Number of Parcels	Distance of Nearest Parcel from Site (m)
Deciduous woodland	11	0 (directly adjacent to western boundary)
Pond	4	150
Traditional orchard	12	250
River	1 (River Thames)	745
Wood-pasture and parkland	1	745
Chalk River	1	865

There are no parcels of ancient woodland located within 1 km of the site.

Species

The site is located within the NatureSpace Amber Impact Risk Zone for GCNs, which means there is 'suitable habitat' and 'GCNs are likely to be present' (NatureSpace, 2018).

Table 4 provides details on the granted EPSLs recorded within the last 10 years located within 2 km of the site.

Table 4. Granted EPSLs located within 2 km of the Site

Case Reference	Common Name	Species Name	Distance from Site (m)	Details	Licence Start & End Date
2020-44644-EPS-MIT	Common pipistrelle Brown long-eared bat	<i>Pipistrellus pipistrellus</i> <i>Plecotus auritus</i>	1,325	Destruction of a resting place	05/02/2020 - 31/08/2020
2018-35667-EPS-MIT	Common pipistrelle	<i>Pipistrellus pipistrellus</i>	1,475	Destruction of a resting place	01/09/2018 - 31/08/2019

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2018-35667-EPS-MIT-1	Common pipistrelle	<i>Pipistrellus pipistrellus</i>	1,475	Destruction of a resting place	01/01/2019 - 31/12/2019
2015-7819-EPS-MIT	Common pipistrelle Soprano pipistrelle	<i>Pipistrellus pipistrellus</i> <i>Pipistrellus pygmaeus</i>	1,700	Destruction of a resting place	24/04/2015 - 30/04/2020
2015-7300-EPS-MIT	Common pipistrelle Soprano pipistrelle Brown long-eared bat	<i>Pipistrellus pipistrellus</i> <i>Pipistrellus pygmaeus</i> <i>Plecotus auritus</i>	2,000	Destruction of a resting place	07/04/2015 - 30/03/2020
2015-7300-EPS-MIT-1	Common pipistrelle Soprano pipistrelle Brown long-eared bat	<i>Pipistrellus pipistrellus</i> <i>Pipistrellus pygmaeus</i> <i>Plecotus auritus</i>	2,000	Destruction of a resting place	09/06/2015 - 30/04/2020
2015-7300-EPS-MIT-2	Common pipistrelle Soprano pipistrelle Brown long-eared bat	<i>Pipistrellus pipistrellus</i> <i>Pipistrellus pygmaeus</i> <i>Plecotus auritus</i>	2,000	Destruction of a resting place	19/11/2015 - 30/04/2020
2017-29718-EPS-MIT	Soprano pipistrelle Brown long-eared bat	<i>Pipistrellus pygmaeus</i> <i>Plecotus auritus</i>	2,000	Destruction of a resting place	12/06/2017 - 08/06/2022
2020-49294-EPS-MIT	Common pipistrelle Soprano pipistrelle	<i>Pipistrellus pipistrellus</i> <i>Pipistrellus pygmaeus</i>	2,000	Destruction of a resting place	14/10/2020 - 31/08/2025

Table 5 provides a summary of the NBN protected and priority species records within the last 10 years located within 5 km of the site. A full list of the NBN protected and priority species records is provided in Appendix 6.

Table 5. Summary of Protected and Priority Species Records recorded on the NBN Atlas within 5 km of the site

Common Name	Species Name	Number of Records	Most Recent Record (Year)
Plants			
English bluebell	<i>Hyacinthoides non-scripta</i>	15	2025
Invertebrates			
Beaded chestnut moth	<i>Agrochola lychnidis</i>	9	2025
Cinnabar moth	<i>Tyria jacobaeae</i>	17	2025
Large nutmeg moth	<i>Apamea anceps</i>	9	2025
Mottled rustic moth	<i>Caradrina morpheus</i>	9	2025
White ermine moth	<i>Spilosoma lubricipeda</i>	11	2025
Amphibians			
Common toad	<i>Bufo bufo</i>	115	2023
GCN	<i>Triturus cristatus</i>	28	2025
Reptiles			
Grass snake	<i>Natrix helvetica</i>	12	2024
Slow worm	<i>Anguis fragilis</i>	23	2024
Birds			
Bullfinch	<i>Pyrrhula pyrrhula pileata</i>	7	2023

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Dunnock	<i>Prunella modularis</i>	89	2024
Greenfinch	<i>Chloris chloris</i>	62	2024
House martin	<i>Delichon urbicum</i>	20	2024
House sparrow	<i>Passer domesticus</i>	48	2024
Kestrel	<i>Falco tinnunculus</i>	16	2023
Linnet	<i>Linaria cannabina</i>	33	2024
Mistle thrush	<i>Turdus viscivorus</i>	21	2024
Rook	<i>Corvus frugilegus</i>	48	2024
Skylark	<i>Alauda arvensis</i>	74	2024
Song thrush	<i>Turdus philomelos</i>	90	2024
Starling	<i>Sturnus vulgaris</i>	50	2024
Swift	<i>Apus apus</i>	13	2023
Woodpigeon	<i>Columba palumbus</i>	110	2024
Wren	<i>Troglodytes troglodytes</i>	115	2024
Mammals			
Badger	<i>Meles meles</i>	1	2025
Brown long-eared bat	<i>Plecotus auritus</i>	6	2022
Common pipistrelle bat	<i>Pipistrellus pipistrellus</i>	60	2025
Daubenton's bat	<i>Myotis daubentonii</i>	285	2025
Hedgehog	<i>Erinaceus europaeus</i>	1	2018
Natterer's bat	<i>Myotis nattereri</i>	1	2016
Noctule bat	<i>Nyctalus noctula</i>	1	2021
Soprano pipistrelle bat	<i>Pipistrellus pygmaeus</i>	7	2022

5.1.2 Field Survey

The habitats identified on site are presented in map form in Figure 1, site photographs are provided in Appendix 2, and a full species list is provided in Appendix 3. The following habitats were recorded on site:

- Modified grassland (g4).
- Non-native and ornamental hedgerow (h2b).
- Rhododendron scrub (h3g).
- Buildings (u1b5).
- Other developed land (u1b6).
- Artificial unvegetated - unsealed surface (u1c).

Modified Grassland (g4)

The secondary codes recorded within this habitat on site include the following:

- 32 - Scattered Trees.
- 108 - Frequently Mown.
- 828 - Vegetated Garden.
- 846 - Flowerbed.
- 847 - Introduced Shrub.

The grassland has been classified as modified grassland because it meets the following criteria:

- Grass cover comprises greater than 75% of the habitat parcel and comprises palatable, productive grass species including perennial ryegrass (*Lolium perenne*), Yorkshire-fog (*Holcus lanatus*), and annual meadow-grass (*Poa annua*).
- Fast-growing palatable grass species are classed as abundant on the DAFOR scale including perennial ryegrass and annual meadow-grass.
- Cover of broad-leaved herb and sedge species comprises less than 20% of the habitat parcel.

Hollyberry cotoneaster (*Cotoneaster bullatus*) was recorded in this habitat, which is listed under Schedule 9 of the Wildlife and Countryside Act 1981, as amended (HM Government, 1981) as an invasive species (see target note 1 on Figure 1).

Non-Native and Ornamental Hedgerow (h2b)

The hedgerow habitats on site have been classified as non-native and ornamental hedgerow because more than 20% cover of the hedgerow comprises non-native species including cherry laurel (*Prunus laurocerasus*), lonicera (*Lonicera* sp.), and Portuguese laurel (*Prunus lusitanica*).

Rhododendron Scrub (h3g)

The secondary codes recorded within this habitat on site include the following:

- 32 - Scattered Trees.
- 523 - Non-Native.
- 847 - Introduced Shrub.

The shrub parcels on site have been classified as rhododendron scrub because the habitat parcel comprises mostly non-native species including azalea (*Rhododendron* sp.), common laburnum (*Laburnum anagyroides*), hydrangea (*Hydrangea* sp.), lonicera (*Lonicera* sp.), and red robin (*Photinia × fraseri* 'Red Robin').

There is a stone pile located within the habitat in the eastern corner of the site, which could potentially support GCNs, common toads, and reptiles (see target note 2 on Figure 1).

Buildings (u1b5)

The secondary codes recorded within this site habitat include the following:

- 818 - Residential Building.

The main house and shed have been classified as buildings because they are enclosed structures with a roof and the soil is sealed with impervious material.

Evidence of roosting bats has been recorded in building B1, and building B2 has been assessed as having external PRFs for bats (see Section 5.2.1).

Other Developed Land (u1b6)

The patio area at the rear of building B1 has been classified as other developed land because the soil is sealed with impervious material but does not meet the criteria for buildings (u1b5).

Artificial Unvegetated - Unsealed Surface (u1c)

The pebbled driveway has been classified as artificial unvegetated - unsealed surface because the habitat parcel has less than 10% cover of vegetation through direct or indirect human activity and the soil is not sealed with impervious material.

5.2 PRA

5.2.1 Day-Time Walkover Survey

For the results of the day-time walkover survey, see Figure 2.

Building B1 (Main House) - Confirmed Roost

External Survey

An external survey of building B1 was carried out and Table 6 provides details of the external PRFs and potential access/egress points for bats recorded.

Table 6. External Potential PRFs and Potential Access/Egress Points for Bats in Building B1

External Potential PRF (Elevation*)	Potential Access/Egress Point (Elevation*)	Evidence of Roosting Bats (Elevation*)
Gap under Roof Tiles (N, E, S, W)	None Recorded	None Recorded
Lifted Lead Flashing (N, S)		

*N = North; NE = North-East; E = East; SE = South-East; S = South; SW = South-West; W = West; NW = North-West.

Internal Survey

An internal survey of building B1 was carried out and Table 7 provides details of the internal PRFs and potential access/egress points for bats recorded.

Table 7. Internal Potential PRFs and Potential Access/Egress Points for Bats in Building B1

Void Reference	Internal Potential PRF	Potential Access/Egress Point	Evidence of Roosting Bats
Void 1	Crevices in Timber Framework Loose Felt Lining Gap between Timber and Chimney	Rip in Felt Lining	Approximately 100 to 150 bat droppings recorded. Droppings were concentrated towards the eastern aspect of the void beneath the apex of the roof
Void 2	Crevices in Timber Framework Loose Felt Lining	Rip in Felt Lining	Two bat droppings recorded adjacent to the loft hatch

DNA Analysis

DNA Analysis of the sample of bat droppings collected from the Roof Void 1 of building B1 was sent for analysis on 3rd June 2026 and the results will be confirmed in due course.

Building B2 (Shed) - High Suitability

External Survey

An external survey of building B2 was carried out and Table 8 provides details of the external PRFs and potential access/egress points for bats recorded.

Table 8. External Potential PRFs and Potential Access/Egress Points for Bats in Building B2

External Potential PRF (Elevation*)	Potential Access/Egress Point (Elevation*)	Evidence of Roosting Bats (Elevation*)
Gaps under Timber Cladding (N, E, S, W)	None Recorded	None Recorded

*N = North; NE = North-East; E = East; SE = South-East; S = South; SW = South-West; W = West; NW = North-West.

Internal Survey

An internal survey of building B2 was carried out; however, the building lacks any internal voids that could potentially be used by roosting bats.

6 Discussion

6.1 Designated Sites

6.1.1 European Designated Sites

Ecological Value: International (CIEEM, 2024)

The site is not located within a European designated site and there are no European designated sites located within 5 km of the site. Therefore, European designated sites will not be impacted upon by the development and, avoidance and mitigation measures are not required.

6.1.2 Statutory Designated Sites

Ecological Value: National (CIEEM, 2024)

The site is not located within a statutory designated site and there are no statutory designated sites located within 1 km of the site. Therefore, statutory designated sites will not be impacted upon by the development and, avoidance and mitigation measures are not required.

6.2 Habitats

6.2.1 Priority Habitats

Ecological Value: National (CIEEM, 2024)

Priority Habitats are located within 1 km of the site, including a parcel of deciduous woodland, which is located directly adjacent to the western site boundary. Although the area of works will be located approximately 50 m from the parcel of deciduous woodland and will not directly impact the woodland parcel, the woodland could potentially be indirectly impacted through the construction phase of the development. Therefore, recommendations for avoidance and mitigation measures relating to Priority Habitats have been provided in Section 7.1.1.

6.2.2 Ancient Woodland

Ecological Value: National (CIEEM, 2024)

The site is not located within an area of ancient woodland or plantation on ancient woodland sites (PAWS), and there are no ancient woodland parcels located within 1 km of the site. Therefore, ancient woodlands will not be impacted by the development proposals and avoidance/mitigation measures are not required in relation to the proposed development and ancient woodland.

6.2.3 Trees

Ecological Value: Site (CIEEM, 2024)

Native trees are present on site. A small wild cherry tree is proposed to be removed to facilitate the development. Therefore, compensation measures for the loss of trees on site have been provided in Section 7.1.2.

6.3 Species

6.3.1 Invasive & Non-Native Species

Ecological Value: Site (CIEEM, 2024)

Hollyberry cotoneaster was recorded on site (see target note 1 on Figure 1). When this species escapes into the wild, it is detrimental to native habitats as it out-competes native plants that are beneficial for wildlife. Under the current proposals, the hollyberry cotoneaster is proposed to be retained and left untouched; therefore, further survey and avoidance/mitigation measures are not required in relation to the proposed development and invasive plant species.

6.3.2 Plants of Conservation Concern

Ecological Value: Site (CIEEM, 2024)

English bluebells, which are a plant of conservation concern, were recorded within 1 km of the site in the NBN Atlas (NBN Atlas Partnership, 2026). Plants of conservation concern were not recorded on site. The habitats that will be directly impacted by the development, including modified grassland, buildings, and artificial unvegetated - unsealed surface, have been assessed as having negligible potential to support plants of conservation concern. There is a parcel of deciduous woodland located offsite directly adjacent to the western site boundary, which could potentially support plants of conservation concern. A CEMP has been recommended to provide measures to mitigate the adverse indirect impacts on the deciduous woodland habitat located offsite directly adjacent to the western site boundary, which will also provide measures to protect plants of conservation concern (see Section 7.1.1).

6.3.3 Invertebrates of Conservation Concern

Ecological Value: Site (CIEEM, 2024)

Invertebrates of conservation concern were recorded in the NBN Atlas (NBN Atlas Partnership, 2026) including the cinnabar moth, which was also recorded on site. The habitats that will be directly impacted by the development, including modified grassland, buildings, and artificial unvegetated - unsealed surface, have been assessed as having negligible potential to support invertebrates of conservation concern. There is a parcel of deciduous woodland located offsite directly adjacent to the western site boundary, which could potentially support invertebrates of

conservation concern. A CEMP has been recommended to provide measures to mitigate the adverse indirect impacts on the deciduous woodland habitat located offsite directly adjacent to the western site boundary, which will also provide measures to protect invertebrates of conservation concern (see Section 7.1.1).

6.3.4 GCN

Ecological Value: Site (CIEEM, 2024)

There are no sites designated for supporting GCNs located within 1 km of the site. There are no granted EPSLs for GCNs recorded within 2 km of the site. GCNs were recorded in the NBN Atlas (NBN Atlas Partnership, 2026). There is a stone pile located on the eastern corner of the site (see target note 2 on Figure 1), which could potentially support GCNs during their terrestrial phase; however, this stone pile is proposed to be retained and left untouched.

There is a parcel of deciduous woodland located offsite directly adjacent to the western boundary, which could potentially support GCNs. Recommendations relating to the offsite parcel of deciduous woodland have been provided in Section 7.1.1, which will also provide measures to avoid impacting GCN, in the unlikely event they may be present.

The site is situated within the NatureSpace Amber Impact Zone (NatureSpace, 2018) and a pond is present approximately 150 m to the east of the site. Although the habitats that will be directly impacted by the development proposal are of negligible potential to support GCNs (modified grassland, buildings, and artificial unvegetated - unsealed surface), it is recommended, as a precautionary approach, the site is registered with the NatureSpace District Licencing Scheme (see Section 7.2.1).

6.3.5 Common Toads

Ecological Value: Site (CIEEM, 2024)

Common toads were recorded within 1 km of the site in the NBN Atlas (NBN Atlas Partnership, 2026). There is a stone pile located on the eastern corner of the site (see target note 2 on Figure 1), which could potentially support common toads; however, this stone pile is proposed to be retained and left untouched. The habitats that will be directly impacted by the development, including modified grassland, buildings, and artificial unvegetated - unsealed surface, have been assessed as having negligible potential to support common toads. There are no ponds on site; however, the closest pond to the site is located approximately 150 m to the east of the site. There is a parcel of deciduous woodland located offsite directly adjacent to the western boundary, which could potentially support common toads. Recommendations relating to the offsite parcel of deciduous woodland have been provided in Section 7.1.1, which will also provide measures to avoid impacting common toads, in the unlikely event they may be present. As a precautionary measure, avoidance and mitigation measures have been recommended in Section 7.2.2, in the event common toads may be present

6.3.6 Reptiles

Ecological Value: Site (CIEEM, 2024)

Grass snakes (*Natrix helvetica*) and slow-worms (*Anguis fragilis*) were recorded in the NBN Atlas (NBN Atlas Partnership, 2026). There is a stone pile located on the eastern corner of the site (see target note 2 on Figure 1), which could potentially support common species of reptiles; however, this stone pile is proposed to be retained and left untouched. The habitats that will be directly impacted by the development, including modified grassland, buildings, and artificial unvegetated - unsealed surface, have been assessed as having negligible potential to support reptiles. There is a parcel of deciduous woodland located offsite directly adjacent to the western boundary, which could potentially support reptiles. Recommendations relating to the offsite parcel of deciduous woodland have been provided in Section 7.1.1, which will also provide measures to avoid impacting reptiles, in the unlikely event they may be present.

6.3.7 Birds

Ecological Value: Local (CIEEM, 2024)

The site comprises tree and shrub habitats, which could support breeding birds, including the birds of conservation concern species recorded in the NBN Atlas (NBN Atlas Partnership, 2026), such as dunnocks (*Prunella modularis*) and house sparrows (*Passer domesticus*). The habitats that will be directly impacted by the development, including modified grassland, buildings, and artificial unvegetated - unsealed surface, have been assessed as having negligible potential to support breeding birds. There is a parcel of deciduous woodland located offsite directly adjacent to the western boundary, which could potentially support breeding birds. Recommendations relating to the offsite parcel of deciduous woodland have been provided in Section 7.1.1, which will also provide measures to avoid impacting breeding birds. An existing wild cherry tree is proposed to be removed to facilitate the development, which has been assessed as having low potential to support breeding birds, owing to it being a young tree without an established canopy; however, as a precautionary approach, recommendations to avoid disturbance to breeding birds, including birds of conservation concern, are provided in Section 7.2.3.

6.3.8 Badgers

Ecological Value: Site (CIEEM, 2024)

Badgers were recorded in the NBN Atlas (NBN Atlas Partnership, 2026). The habitats that will be directly impacted by the development, including modified grassland, buildings, and artificial unvegetated - unsealed surface, have been assessed as having negligible potential to support badgers. There is a parcel of deciduous woodland located offsite directly adjacent to the western boundary of the site, which could potentially support badgers, which could then potentially commute through the site.

Recommendations relating to the offsite parcel of deciduous woodland have been provided in Section 7.1.1, which will also provide measures to avoid impacting badgers. Avoidance and mitigation measures have been recommended in Section 7.2.2, in the unlikely event badgers may be present.

6.3.9 Bats

Ecological Value: Local (CIEEM, 2024)

Common pipistrelles, soprano pipistrelles, noctules, Daubenton's, Natterer's, and brown long-eared bats were recorded in the NBN Atlas (NBN Atlas Partnership, 2026). There have been nine granted EPSLs for bats recorded within 2 km of the site, including for common pipistrelles, soprano pipistrelles, Natterer's, and brown-long eared bats (Natural England, 2025). There is a parcel of deciduous woodland located directly adjacent to the western site boundary, which could potentially support roosting, foraging, and commuting bats and could potentially provide connectivity to building B1.

During the day-time walkover survey, approximately 100 to 150 bat droppings were recorded in Void 1, and two bat droppings were recorded in Void 2 of building B1. Therefore, in accordance with the best practice guidelines (Collins, 2023), building B1 has been assessed as a confirmed roost for a currently unknown bat species. The development proposals include the removal of roof tiles to facilitate the construction of an extension on the eastern elevation, which will impact a known bat roost. Therefore, further survey for roosting bats is required to confirm the species present and assess the roost type (see Section 8.1.1).

During the day-time walkover survey, external PRFs for bats were recorded on building B2 in the form of gaps under timber cladding. Building B2 is located approximately 6 m from building B1, which has been assessed as a confirmed roost. Due to the close proximity of building B2 to building B1, which has been assessed as a confirmed roost, building B2 could potentially be a satellite roost to the bat roost present in building B1. Building B2 is also located approximately 65 m from a parcel of deciduous woodland, which could support roosting, foraging, and commuting bats. Therefore, in line with the best practice guidelines (Collins, 2023), building B2 has been assessed as having high suitability to support roosting bats. The development proposals include the demolition of building B2 to facilitate the construction of the extension, which could potentially impact roosting bats. Therefore, further survey for roosting bats is required to confirm the presence or likely absence of roosting bats in building B2 (see Section 8.1.1).

There is a wild cherry tree present on site, which is proposed to be removed to facilitate the construction of the driveway. The wild cherry tree has been assessed as having negligible suitability to support roosting bats owing to the tree being a young tree and lacking any PRFs for bats. Therefore, in accordance with the best practice guidelines (Collins, 2023), roosting bats are likely absent from the wild cherry tree, and the tree can be felled without breaching legislation relating to bats and their roosts.

Recommendations relating to the offsite parcel of deciduous woodland have been provided in Section 7.1.1, which will also provide measures to avoid impacting roosting, foraging, and commuting bats. Avoidance and mitigation measures relating to foraging and commuting bats have also been recommended in Section 7.2.4.

6.3.10 Brown Hares

Ecological Value: Negligible (CIEEM, 2024)

No evidence of brown hares was recorded during the survey, and brown hares were not recorded in the NBN Atlas (NBN Atlas Partnership, 2026). The site does not contain any habitats, which could support the brown hare, i.e., agricultural fields and open pasture. Therefore, the brown hare is concluded to be absent from the site, and further survey and avoidance/mitigation measures are not required in relation to the proposed development and brown hares.

6.3.11 Hazel Dormice

Ecological Value: Site (CIEEM, 2024)

Hazel dormice were not recorded in the NBN Atlas (NBN Atlas Partnership, 2026). The habitats that will be directly impacted by the development, including modified grassland, buildings, and artificial unvegetated - unsealed surface, have been assessed as having negligible potential to support hazel dormice. There is a parcel of deciduous woodland located offsite directly adjacent to the western boundary of the site; however, this woodland has been assessed as having low potential to support hazel dormice as this parcel of woodland is located between a plant nursery and a residential area with limited connectivity to the wider landscape. Recommendations relating to the offsite parcel of deciduous woodland have been provided in Section 7.1.1, which will also provide measures to avoid indirectly impacting hazel dormice, in the unlikely event they may be present.

6.3.12 Hedgehogs

Ecological Value: Site (CIEEM, 2024)

Hedgehogs were recorded in the NBN Atlas (NBN Atlas Partnership, 2026). The habitats that will be directly impacted by the development, including modified grassland, buildings, and artificial unvegetated - unsealed surface, have been assessed as having negligible potential to support hedgehogs. The scrub habitats on site and the parcel of deciduous woodland located offsite directly adjacent to the western boundary of the site, could potentially support hedgehogs, which could then potentially commute through the site. Recommendations relating to the offsite parcel of deciduous woodland have been provided in Section 7.1.1, which will also provide measures to avoid impacting hedgehogs. Avoidance and mitigation measures have been recommended in Section 7.2.2, in the event hedgehogs may be present.

6.3.13 Otters

Ecological Value: Negligible (CIEEM, 2024)

Although otters were recorded in the NBN Atlas (NBN Atlas Partnership, 2026), the site comprises modified grassland, rhododendron scrub, buildings, other developed land, artificial unvegetated - unsealed surface, and ornamental and non-native hedgerow habitats, which have negligible potential to support otters. Therefore, otters are concluded to be absent from the site, and further survey and avoidance/mitigation measures are not required in relation to the proposed development and otters.

6.3.14 Water Voles

Ecological Value: Negligible (CIEEM, 2024)

The site comprises modified grassland, rhododendron scrub, buildings, other developed land, artificial unvegetated - unsealed surface, and ornamental and non-native hedgerow habitats, which all have negligible potential to support water voles. Water voles were not recorded in the NBN Atlas (NBN Atlas Partnership, 2026). Therefore, water voles are concluded to be absent from the site, and further survey and avoidance/mitigation measures are not required in relation to the proposed development and water voles.

7 Recommendations for Avoidance, Mitigation, & Compensation Measures

7.1 Habitats

7.1.1 Priority Habitats

It is recommended that a CEMP, enforced via an appropriate planning condition, is prepared for the site to mitigate the potential adverse impacts of the construction activities on the parcel of Priority Habitat deciduous woodland, located directly adjacent to the western site boundary, and the protected and priority species it could potentially support including plants and invertebrates of conservation concern, GCNs, common toads, reptiles, nesting birds, badgers, bats, hazel dormice, and hedgehogs. The CEMP will highlight the locations of all ecological features, provide an ecological risk assessment for the construction activities, and measures to avoid and mitigate the impacts of the construction phase of the development. Measures in the CEMP will include the following:

- A toolbox talk to on-site contractors explaining the notable ecological constraints and the appropriate measures to minimise the impacts of the construction activities.
- Biodiversity Protection Zones (BPZ) with suitable temporary fencing and signage around the notable ecological features.
- Root Protection Areas (RPA) around the mature trees within the neighbouring offsite deciduous woodland.
- Clear and defined demarcation of the areas that will be lost to avoid unnecessary further losses of habitats on site.
- Measures to reduce dust, light, and noise pollution during the construction phases of the development.
- Clear definition of key roles and responsibilities including persons responsible and lines of communication.

Providing the recommendations detailed in the CEMP are adhered to, the neighbouring offsite deciduous woodland and the protected and priority species it could potentially support will not be significantly adversely impacted by the construction phases of the development.

7.1.2 Trees

There is one wild cherry tree on site that is proposed to be removed to facilitate the development. It is recommended that the loss of this tree is compensated by planting at least three native trees of local provenance on site including, but not limited to, the following:

- Aspen (*Populus tremula*).
- Beech (*Fagus sylvatica*).
- Hornbeam (*Carpinus betulus*).
- Rowan (*Sorbus aucuparia*).
- Small-leaved lime (*Tilia cordata*).
- Wild cherry (*Prunus avium*).
- Wild service tree (*Sorbus torminalis*).
- Wych elm (*Ulmus glabra*).

7.2 Species

7.2.1 GCNs

It is recommended that NatureSpace Partnership is consulted to start the application process of registering the site under the District Level Licencing Scheme for GCNs. Once the requirements have been met, NatureSpace Partnership will issue a certificate to support the planning application.

7.2.2 Common Toads, Badgers, and Hedgehogs

As common toads, badgers, and hedgehogs could potentially commute through the site, any holes/trenches created as part of the construction works, should be covered at night or a mammal ladder provided, at no more than a 45° angle, to enable badgers and hedgehogs a means of escape.

An ECoW should be present on site during any site clearance activities, which are likely to involve the removal/disturbance of any vegetation. Any common toads or hedgehogs found, should be moved into suitable offsite woodland habitats away from the works area.

7.2.3 Birds

The proposals include the removal of a wild cherry tree on site, which should be undertaken outside of the nesting bird season March to September, inclusive. However, if works which are likely to damage bird nests need to be carried out during the nesting period, there is potential that nesting birds could be harmed and disturbed. To ensure legal compliance, a nesting bird check should be undertaken by a suitably qualified ecologist within 24 to 48 hours prior to works commencing, to confirm the presence/absence of nest sites. If an active nest is identified, a minimum of a 5 m buffer should be erected and works within that 5 m buffer should be delayed until the nest site becomes inactive.

7.2.4 Bats

It is recommended that measures are included in the design to minimise the potential adverse impacts of artificial external lighting of bat activity, in line with the guidance

provided by the Bat Conservation Trust (Bat Conservation Trust, 2023), which includes the following:

- Avoidance of lighting:
 - Bat foraging and commuting habitat on site and in the wider landscape must not be illuminated by artificial external lighting, particularly at night during the active bat season (April to October, inclusive).
- Minimise light spill:
 - Where use of external artificial lighting is unavoidable, lighting should be installed as low as feasibly possible, directed downwards below the horizon, and fitted with cowls, hoods, or shields.
 - Internal lighting should be recessed, where possible.
- Minimise light intensity:
 - Where use of external artificial lighting is unavoidable, metal halide, fluorescent, or UV-rich wavelength lighting (<550nm) should be avoided and warm colour temperature lighting ($\leq 2700\text{K}$) or red-light bulbs with an intensity no greater than 2000 lumens should be used, where possible.
- Minimise light duration:
 - Where use of external artificial lighting is unavoidable, timers, motion sensors, and dimming controls should be used.

8 Recommendations for Further Ecological Survey

8.1 Species

8.1.1 Bats

Building B1

Building B1 has been assessed as a confirmed roost for a currently unknown bat species, which will be impacted by the proposed development. Therefore, in line with the best practice guidelines (Collins, 2023), further survey for roosting bats is required to confirm the species present and assess the roost type. These findings will be used to inform an EPSL application to Natural England, which is required in order for the works to proceed lawfully. Further survey for roosting bats must include three dusk emergence surveys during May to August, inclusive. The visits should be conducted at least three weeks apart during optimal weather conditions for surveying bats.

Building B2

Building B2 has been assessed as having high suitability to support roosting bats, which will be impacted by the proposed development. Therefore, in line with the best practice guidelines (Collins, 2023), further survey for roosting bats is required to confirm the presence or likely absence of roosting bats in the building. Further survey for roosting bats must include three dusk emergence surveys during May to August, inclusive. The visits should be conducted at least three weeks apart during optimal weather conditions for surveying bats.

9 Recommendations for Ecological Enhancements

The recommended ecological enhancements align with the policies Policy CP7 of the Wokingham Borough Council, Adopted Core Strategy Development Plan Document (Adopted January 2010) (Wokingham Borough Council, 2010) and Policy TB23 of the Wokingham Borough Council, Managing Development Delivery Local Plan (Adopted February 2014) (Wokingham Borough Council, 2014). Full details of local planning policy are provided in Appendix 4.

As the development proposals are for a householder application, in line with the current guidance (HM Government, 2026), the development is exempt from Biodiversity Net Gain (BNG) Assessment.

9.1 Species

9.1.1 Invertebrates of Conservation Concern

It is recommended that hibernacula for invertebrates are installed on site, such as an insect house or bee bricks in a sunny location.

9.1.2 Birds

It is recommended that a variety of bird nest box types including, but not limited to, nest boxes suitable for house sparrows and starlings, are installed in suitable locations on site. It is recommended that the nest boxes are made of a durable wood-concrete composite material. The nest boxes should be installed approximately 2 m to 5 m above ground level with the entrances unobstructed and facing north-east.

9.1.3 Bats

It is recommended that a variety of bat boxes, including those suitable for crevice- and cavity-dwelling species, are installed in suitable locations on site. It is recommended that the bat boxes are made of a durable wood-concrete composite material. The bat boxes should be installed approximately 4 m to 8 m above ground level facing south to south-east. The bat boxes should be installed in sheltered locations away from artificial lighting, with the entrances unobstructed by vegetation.

9.1.4 Hedgehogs

It is recommended that a nest box suitable for hedgehogs is installed in a suitable location on site to provide nesting opportunities for hedgehogs.

10 Conclusion

This report highlights the ecological constraints associated with the proposed works at The Spindles, Wargrave.

The key findings include the following:

- A parcel of deciduous woodland, which is a Priority Habitat, is located offsite directly adjacent to the western boundary (see Section 5.1.1).
- The site is located within the NatureSpace Amber Impact Risk Zone for GCNs (NatureSpace, 2018).
- Building B1 has been assessed as a confirmed roost for bats (species unknown) and building B2 has been assessed as having high suitability to support roosting bats (see Section 6.3.9).
- Based on the habitats present on site and the ecological context within the wider landscape, the site has potential to support the following ecological features, which could be adversely impacted by the development proposals (See Section 6 for full details):
 - Priority Habitats.
 - Trees.
 - Invertebrates of conservation concern (cinnabar moth).
 - GCNs.
 - Common toads.
 - Reptiles.
 - Birds (nesting).
 - Badgers.
 - Bats (roosting, foraging, and commuting).
 - Hazel dormice.
 - Hedgehogs.
- The development is BNG exempt.

Recommendations for avoidance, mitigation, and compensation measures and further survey have been provided in Sections 7, and 8, respectively. Provided these recommendations are adhered to, the impacts on protected and notable habitats and species will be avoided, and the works will be compliant with relevant legislation. Ecological enhancements have also been proposed in line with local planning policy (see Section 9).

The contents of this report are valid for 18 months. Should this date pass, updated surveys may need to be required by a suitably qualified ecologist.

11 References

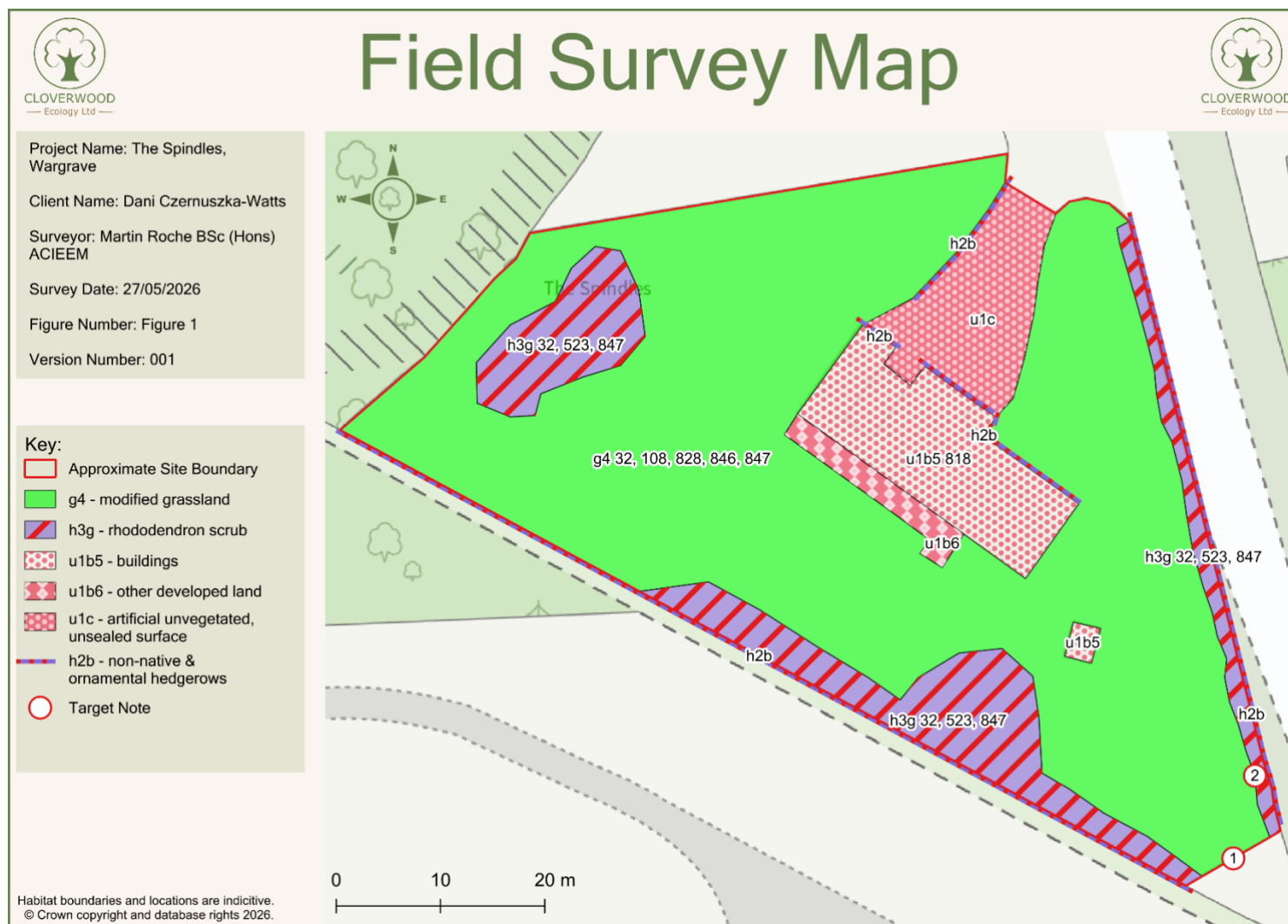
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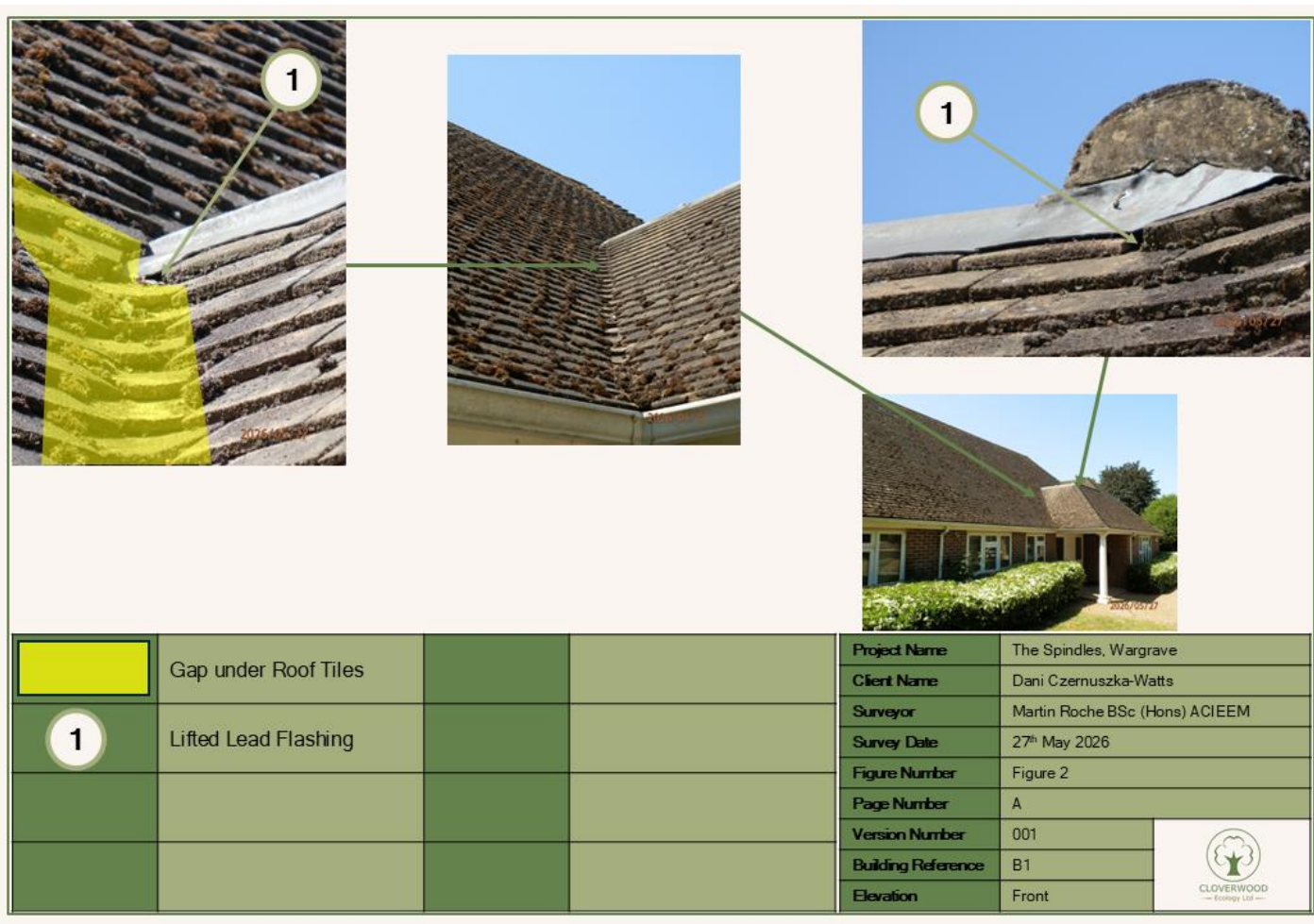
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12 Figure 1 - Results of Field Survey



13 Figure 2 - Results of PRA

13.1 Figure 2a



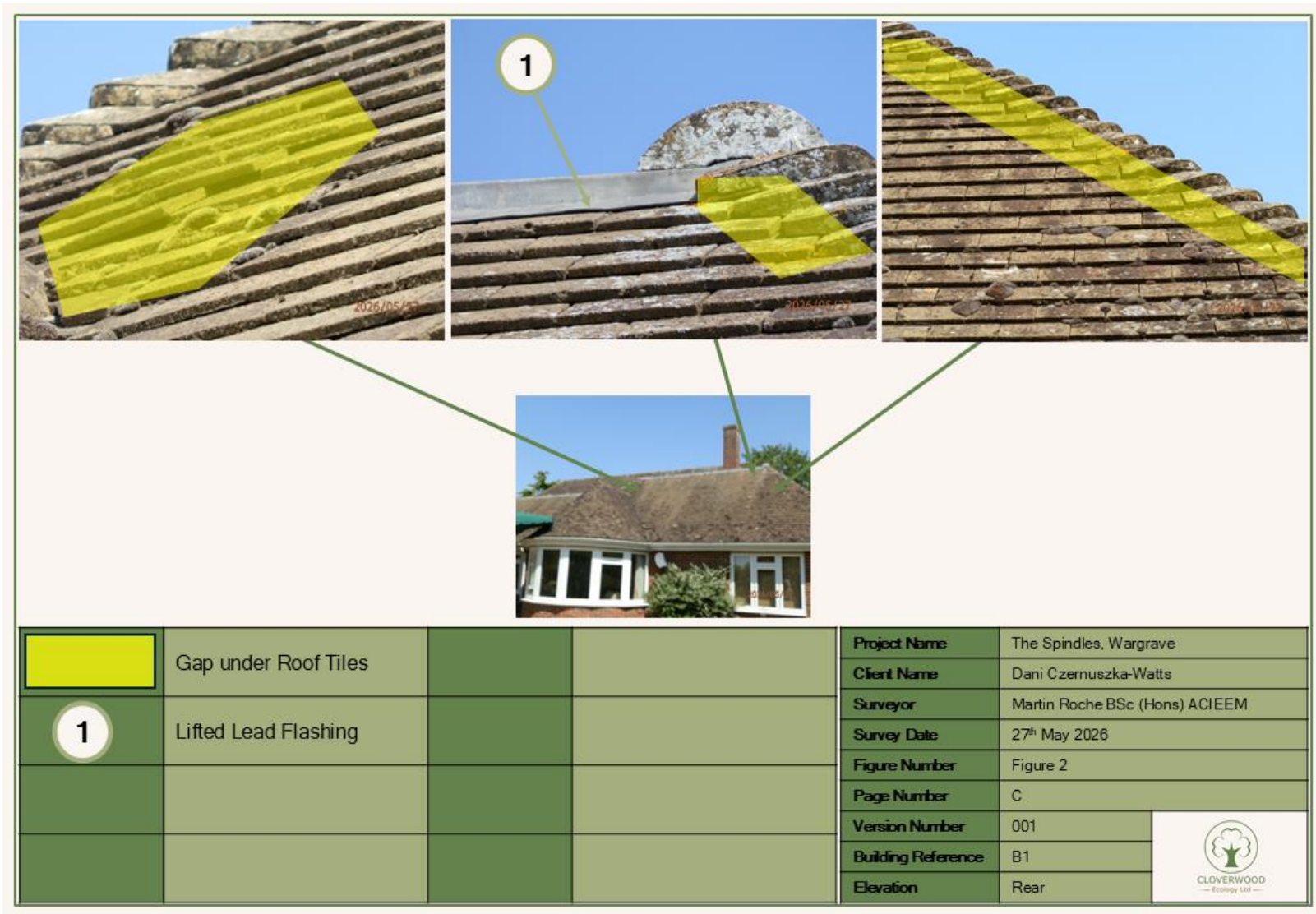
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13.2 Figure 2b



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13.3 Figure 2c



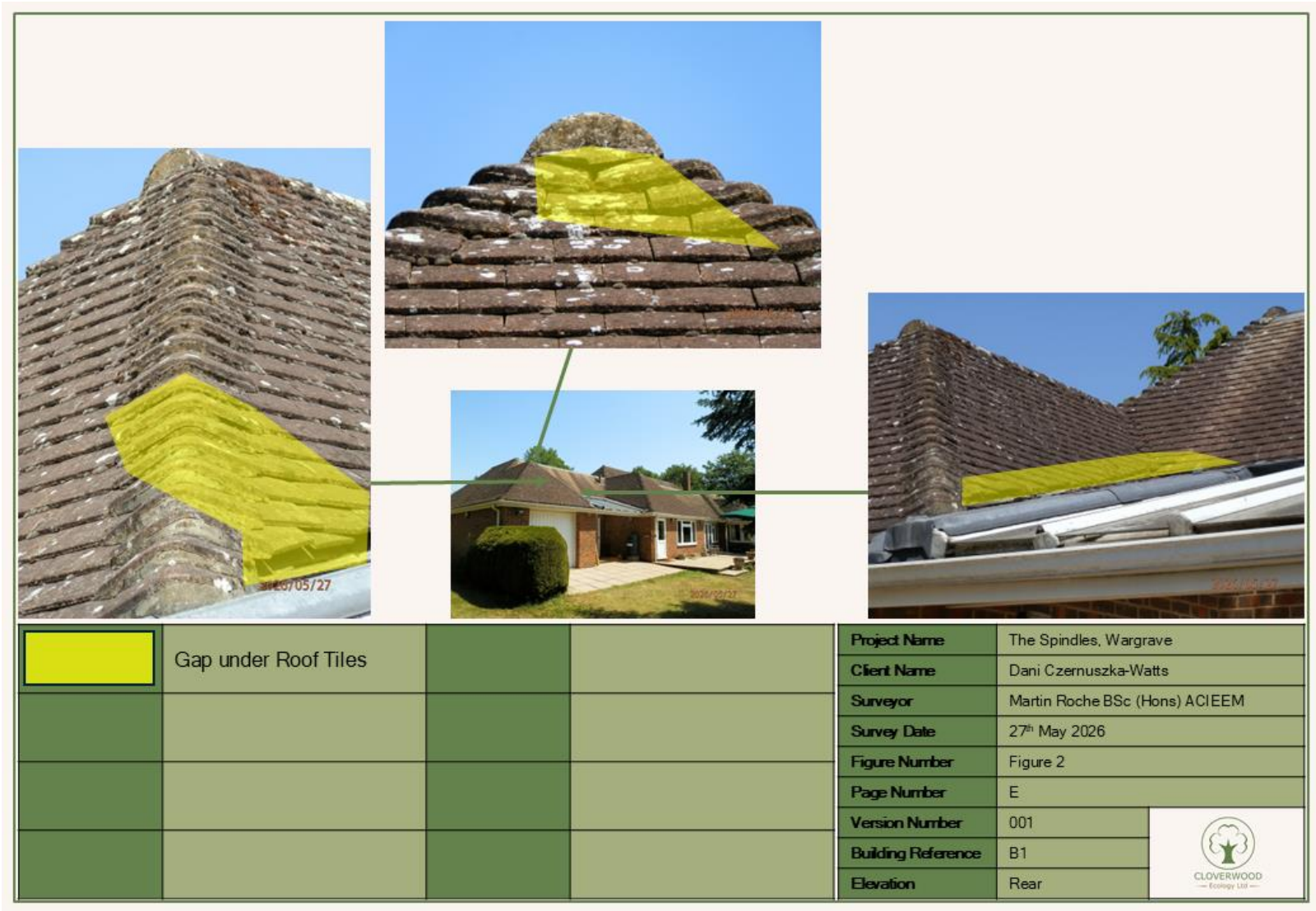
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13.4 Figure 2d



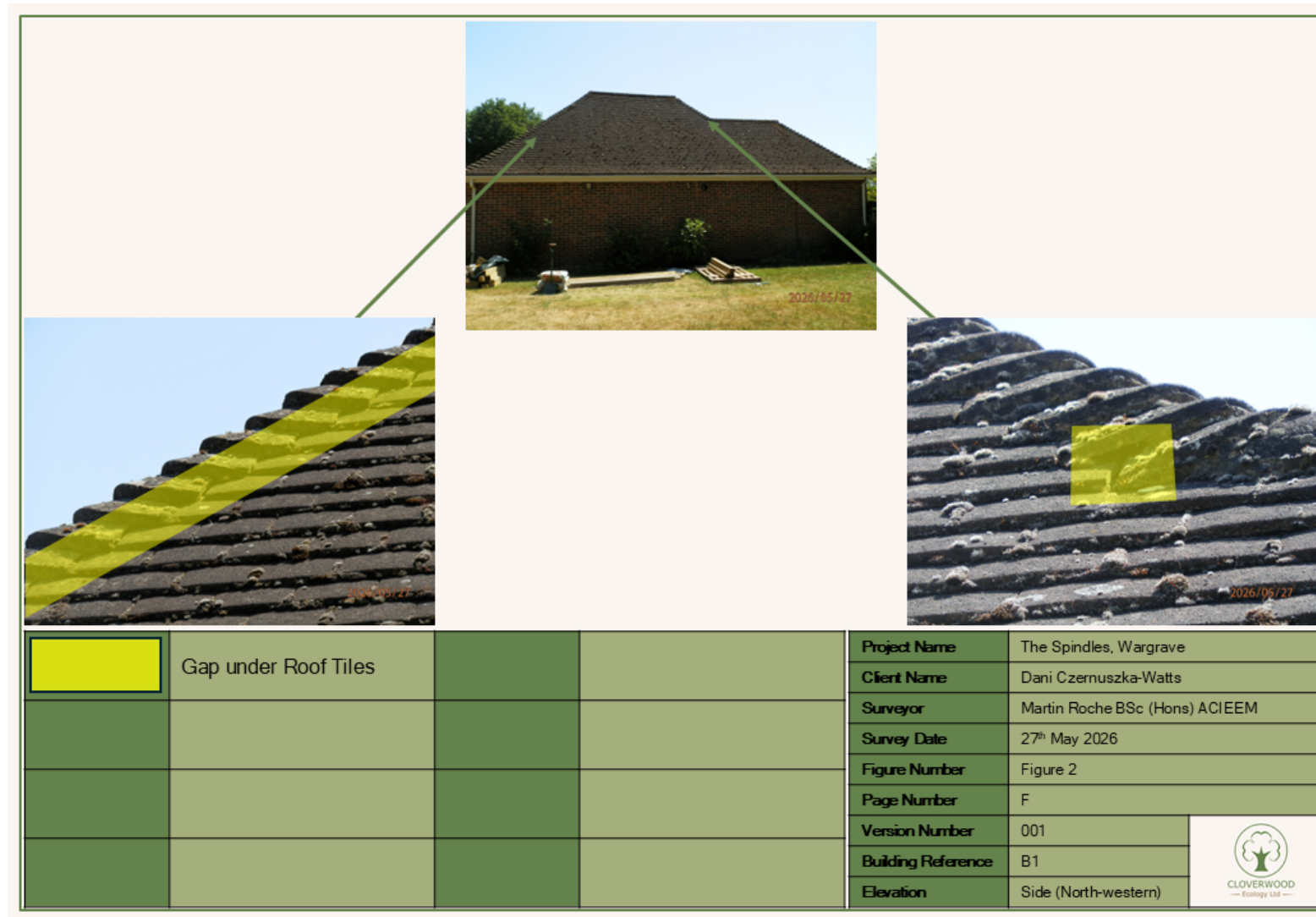
Preliminary Ecological Appraisal & Preliminary Roost Assessment Report

13.5 Figure 2e

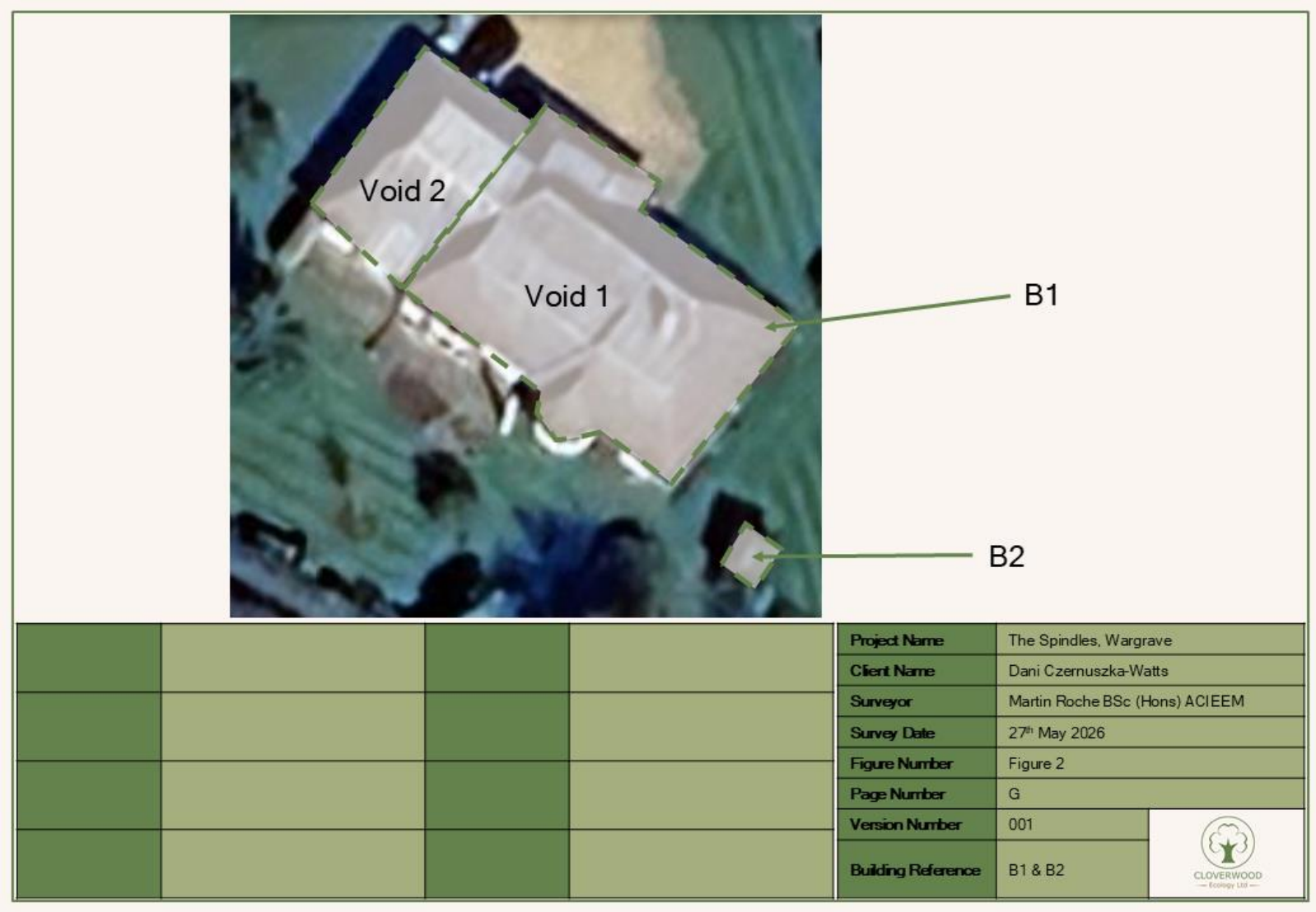


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13.6 Figure 2f

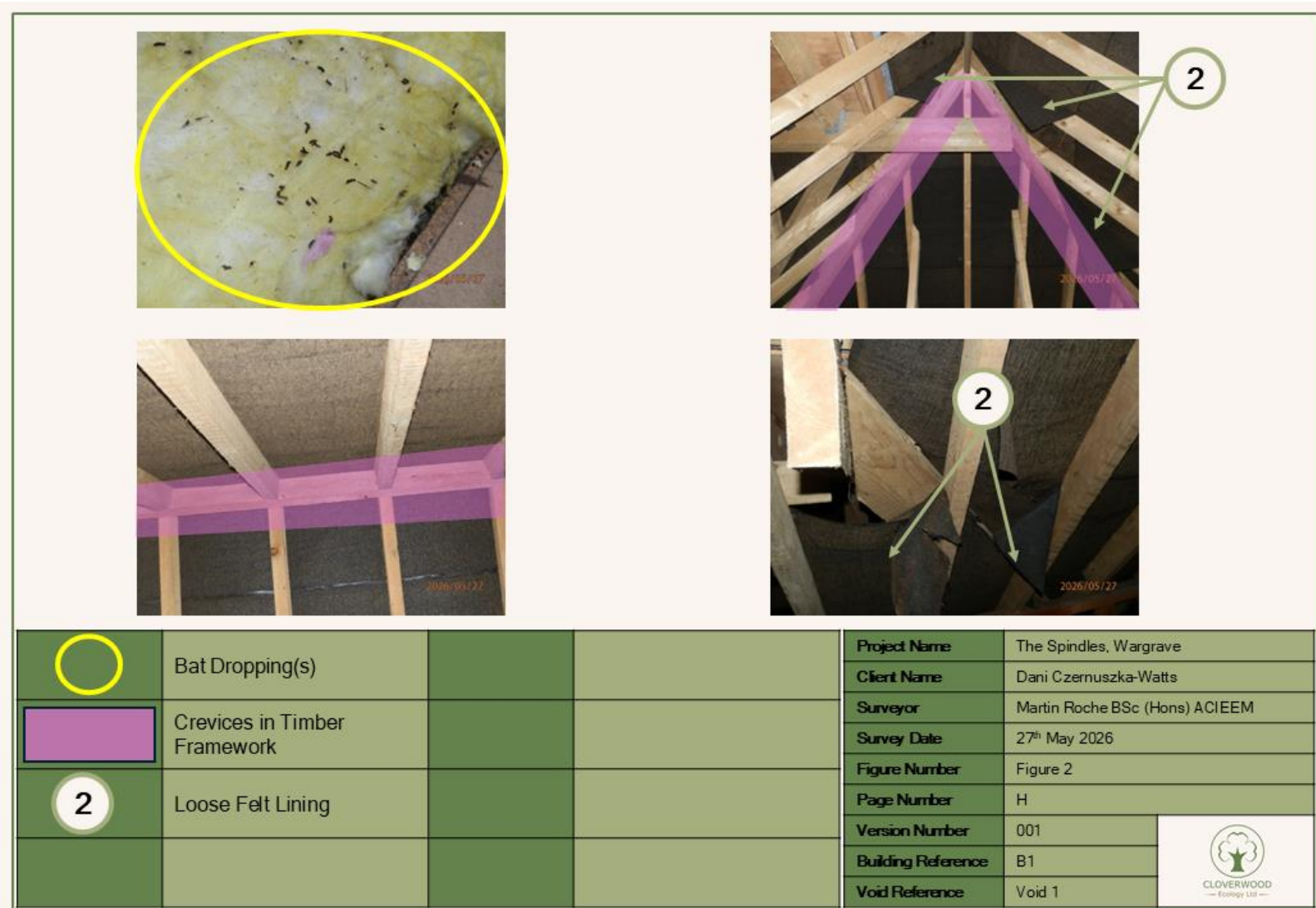


13.7 Figure 2g



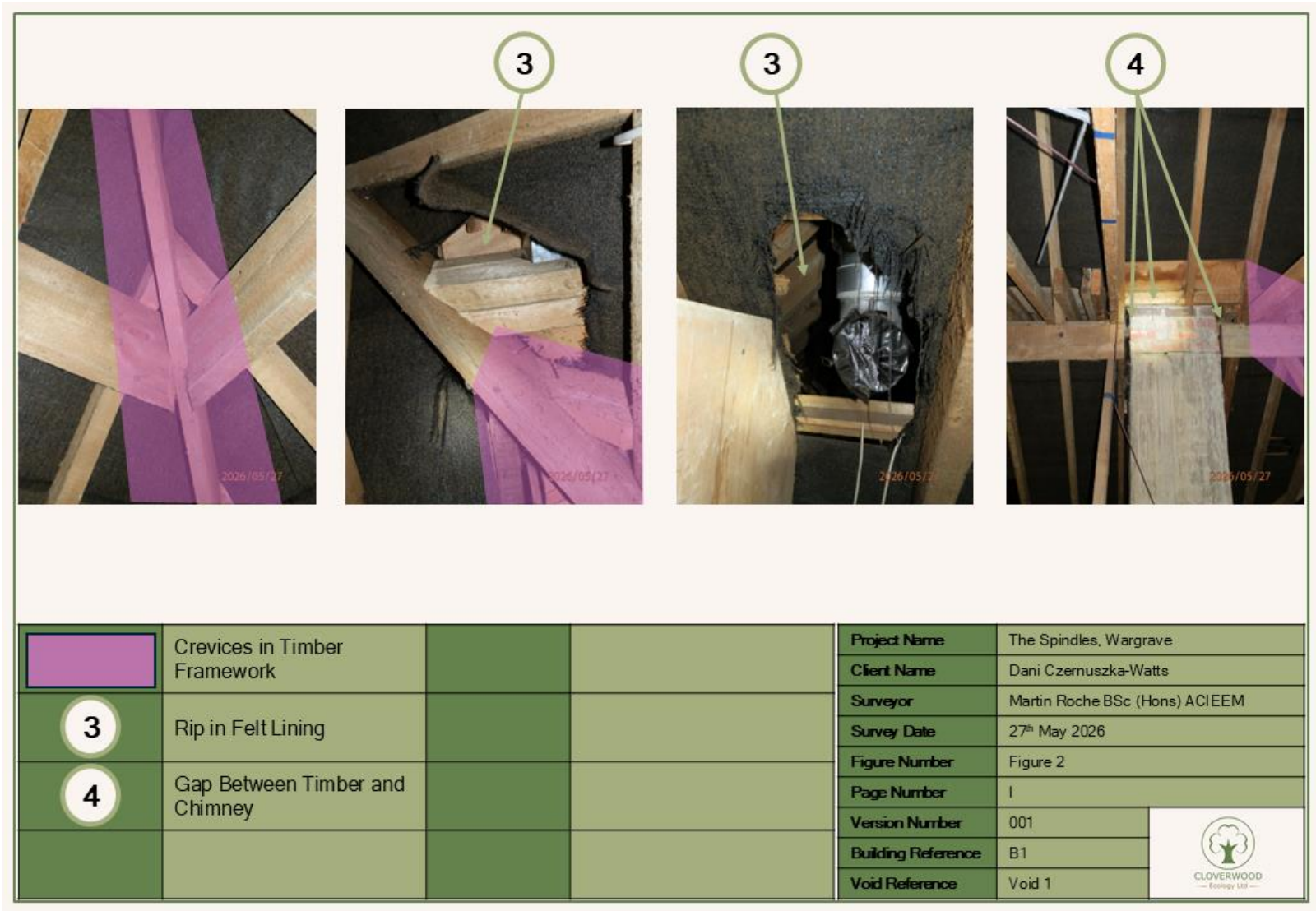
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13.8 Figure 2h



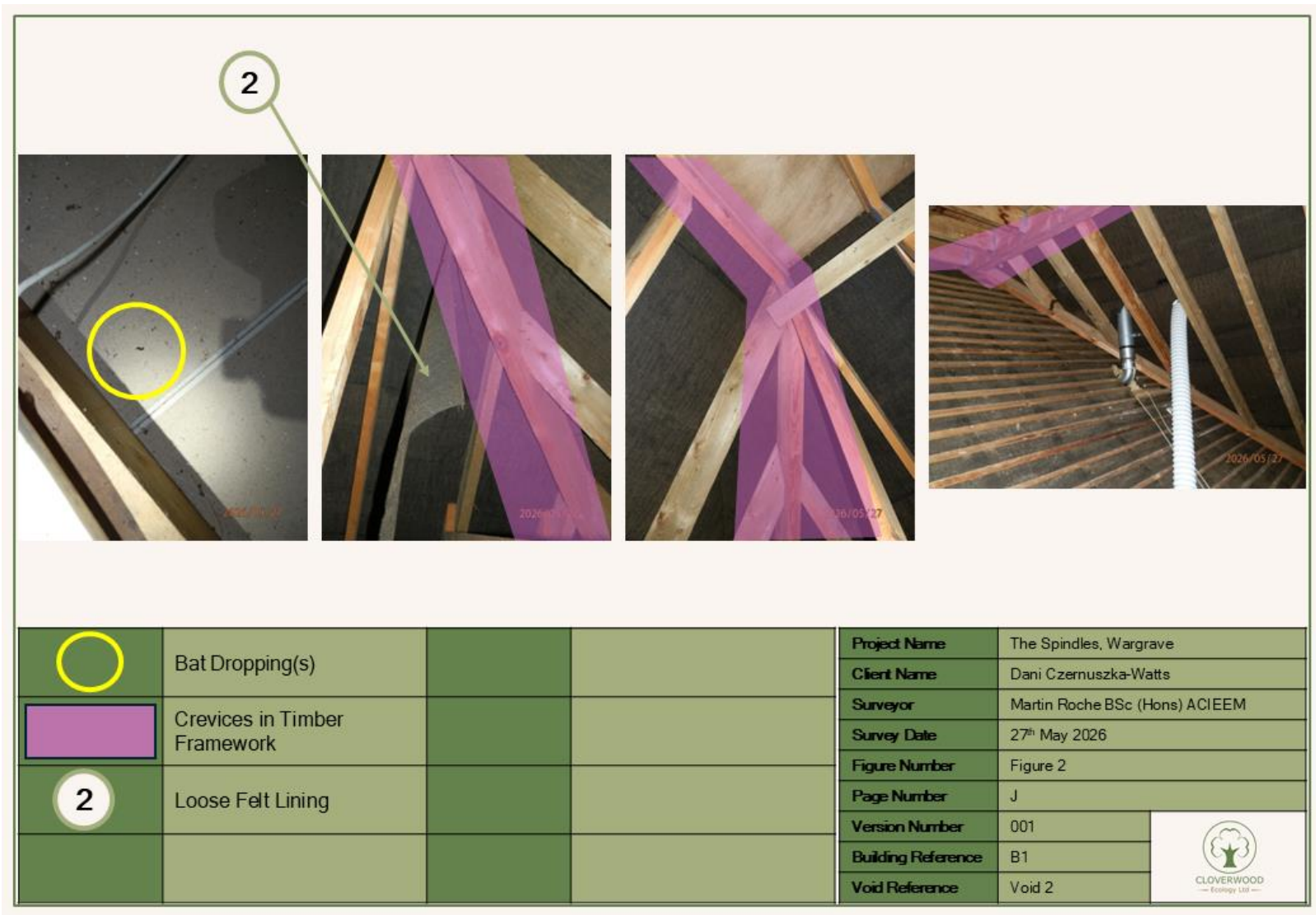
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13.9 Figure 2i



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13.10 Figure 2j



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13.11 Figure 2k








	Gaps Under Timber Cladding			Project Name	The Spindles, Wargrave	
				Client Name	Dani Czernuszka-Watts	
				Surveyor	Martin Roche BSc (Hons) ACIEEM	
				Survey Date	27 th May 2026	
				Figure Number	Figure 2	
				Page Number	K	
				Version Number	001	 CLOVERWOOD — Ecology Ltd —
				Building Reference	B2	
				Elevation	Front & Rear	

14 Appendix 1 - Glossary of Terms

Term	Definition
Access/Egress Point	A feature within a building or tree that may be used by bats as a means to enter a bat roost such as gaps, holes, or cracks
Ancient Woodland	Woodland that has existed continuously since at least 1600 AD
Avoidance	Measures implemented to prevent impacts on ecological features, often through design changes or timing of works to ensure that effects do not occur
Bat Activity	Any behaviour exhibited by bats, including commuting, foraging, social interactions, and roosting-related movements, typically recorded during bat surveys
Chartered Institute of Ecology and Environmental Management (CIEEM)	The professional body representing ecologists and environmental managers in the UK and Ireland, which provides guidance, standards, and training for ecological practice
Commuting	Regular movement of bats between roost sites and foraging areas, often along linear landscape features such as hedgerows, tree lines, and watercourses
Compensation	Measures implemented to offset residual adverse impacts that cannot be avoided or fully mitigated, typically involving the provision of replacement habitats or roosting opportunities
Desk Study	A review of existing ecological data and records for a site and its surroundings
Droppings	Small, dark, friable pellets produced by bats that resemble grains of rice and crumbles into dust when crushed, often found beneath roost access points or within roost sites, and used as an indicator of bat presence
Echolocation	A biological sonar system used by bats to navigate and locate prey by emitting sound waves and interpreting the returning echoes. The echolocation frequencies and patterns can be analysed to determine species identification
Ecological Feature	Designated sites, habitats, and species that are included within an ecological assessment
Ecological Impact Assessment (EclA)	A process for identifying, quantifying, and evaluating the potential ecological impacts of a proposed development on ecological variables, and for identifying appropriate avoidance, mitigation, compensation, and enhancement measures

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Emergence Survey	A survey undertaken at dusk to observe and record any bats emerging from a roost to confirm presence, species, roost type, and roost usage
Enhancement	Measures that provide a net benefit to biodiversity, improving habitat quality or increasing opportunities for wildlife beyond baseline conditions
European Protected Species Licence (EPSL)	A licence issued by Natural England permitting works that would otherwise constitute an offence under national or international wildlife legislation, such as disturbance or destruction of a bat roost, subject to specific conditions
External Feature	A feature located on the outside of a structure that may provide access or roosting opportunities for bats, such as gaps beneath roof tiles, soffits, or hanging tiles
Foraging	The behaviour of bats feeding on insects, typically undertaken within suitable habitats such as woodland edges, grassland, and waterbodies
Geographic Frame of Reference	The spatial scale at which an ecological feature is valued
Habitat	The natural environment in which a species or group of species lives, including the physical and biological factors that support it
Impact	A change to an ecological feature or resource resulting from a proposed development or activity. Impacts may be positive or negative, direct or indirect
Infra-Red (IR)	A type of electromagnetic radiation with wavelengths longer than visible light, commonly used in survey equipment (e.g. cameras) to observe bats in darkness without disturbance
Internal Feature	A feature located within a structure that may provide suitable conditions for roosting bats, such as roof voids, cavities, or crevices within the building fabric
Invasive Species	A species introduced to the UK outside of its natural range that is causing harm to native wildlife and biodiversity
Invertebrate of Conservation Concern	Any invertebrate species that is at risk of extinction or significant population decline and therefore, afforded protection through wildlife legislation
Mitigation	Measures designed to reduce or minimise adverse impacts on ecological features where impacts cannot be entirely avoided

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Native Species	A species that occurs naturally within the UK, having arrived and established without direct or indirect human introduction
Natural England	The statutory nature conservation body for England, responsible for protecting and managing the natural environment, including issuing licences for works affecting protected species
Night Vision Aid (NVA)	Equipment used during emergence surveys to improve visibility in low light conditions, such as infra-red cameras or thermal cameras
Plant of Conservation Concern	Any plant species that is at risk of extinction or significant population decline and therefore, afforded protection through wildlife legislation
Potential Roost Feature (PRF)	A feature within a building or tree that may be used by bats for roosting, such as cracks, crevices, cavities, lifted tiles, or holes. Generally, any features that is big enough to fit an index finger
Preliminary Roost Assessment (PRA)	A survey comprising a desk study and a day-time walkover survey of a structure or tree to identify evidence of bats and assess the suitability of the structure to support roosting bats
Priority Habitat	Habitats identified as being of principal importance for the conservation of biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006
Protected Species	A species that receives protection from killing, injury, harm, or disturbance through national and/or international wildlife legislation
Ramsar	A wetland designated as being of international importance. These sites are protected due to their ecological, botanical, zoological, or hydrological significance, aiming for conservation and sustainable use
Roost	Any structure or place used by bats for shelter or protection. This includes sites used for resting, breeding, rearing young, hibernation, or temporary refuge
Significance	A measure of the importance of an ecological impact, based on magnitude and the value of the affected feature
Statutory Designated Site	A site legally protected for its nature conservation value under national or international legislation, such as Sites of Special Scientific Interest (SSSIs) or Special Areas of Conservation (SACs)
Structure	Any building or built feature, such as a dwelling, bridge, or wall, that may provide opportunities for bats to roost

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Sunset	The time at which the upper edge of the sun disappears below the horizon, used as a reference point for timing dusk emergence surveys
Suitability	An assessment of the likelihood that a structure could support roosting bats, based on the presence, number, and condition of suitable features
Thermal (Thermal Imaging)	A survey technique that detects heat signatures (infra-red radiation) emitted by objects or animals, used to assist in the detection and observation of bats in low light or dark conditions
Zone of Influence (Zoi)	The area over which a proposed development may have ecological impacts

15 Appendix 2 - Site Photographs



Photograph 1. Most of the site comprises short mown modified grassland (g4). There are non-native and ornamental hedgerows (h2b) and rhododendron scrub (h3g) located on the site boundaries. A wild cherry tree is proposed to be removed.



Photograph 2. Hollyberry cotoneaster was recorded on site (see target note 1 on Figure 1).



Photograph 3. A stone pile is recorded on site (see target note 2 on Figure 1).



Photograph 4. The rear of the property is characterised by further areas of short mown modified grassland (g4), rhododendron scrub (h3g), and scattered trees.

16 Appendix 3 - Species List

Habitat	Common Name	Binomial Name	DAFOR
Area Habitats			
Modified Grassland (g4)	Annual meadow-grass	<i>Poa annua</i>	A
	Apple	<i>Malus domestica</i>	R
	Bamboo	<i>Bambusoideae</i> sp.	R
	Barren brome	<i>Anisantha sterilis</i>	O
	Beauty-bush	<i>Kolkwitzia amabilis</i>	R
	Blue atlas cedar	<i>Cedrus atlantica</i>	R
	Bristly ox-tongue	<i>Helminthotheca echioides</i>	R
	Common daisy	<i>Bellis perennis</i>	R
	Common dandelion	<i>Taraxacum officinale</i> agg.	R
	Common larch	<i>Larix decidua</i>	R
	Common sow thistle	<i>Sonchus oleraceus</i>	R
	Copper sycamore	<i>Acer pseudoplatanus</i> f. <i>purpureum</i>	R
	Creeping buttercup	<i>Ranunculus repens</i>	O
	Hollyberry cotoneaster	<i>Cotoneaster bullatus</i>	R
	Lesser hop trefoil	<i>Trifolium dubium</i>	O
	Lilac	<i>Syringa vulgaris</i>	R
	Magnolia	<i>Mahonia aquifolium</i>	R
	Pear	<i>Pyrus communis</i>	R
	Perennial ryegrass	<i>Lolium perenne</i>	A
	Ragwort	<i>Jacobaea vulgaris</i>	R
	Rowan	<i>Sorbus aucuparia</i>	R
	Silver birch	<i>Betula pendula</i>	R
	Soft brome	<i>Bromus hordeaceus</i>	R
	Spanish bluebell	<i>Hyacinthoides hispanica</i>	R
	Spear thistle	<i>Cirsium vulgare</i>	R
	Wall barley	<i>Hordeum murinum</i>	O
	Wild cherry	<i>Prunus avium</i>	R
	Willowherb	<i>Epilobium</i> sp.	R
	Yorkshire-fog	<i>Holcus lanatus</i>	O
Rhododendron Scrub (h3g)	Azalea	<i>Rhododendron</i> sp.	O
	Climbing hydrangea	<i>Hydrangea anomala</i> subsp. <i>petiolaris</i>	R
	Common laburnum	<i>Laburnum anagyroides</i>	O
	Common sow thistle	<i>Sonchus oleraceus</i>	R
	Hydrangea	<i>Hydrangea</i> sp.	O
	Iris	<i>Iris</i> sp.	R
	Ivy	<i>Hedera helix</i>	R
	Lawson cypress	<i>Chamaecyparis lawsoniana</i>	R
	Lonicera	<i>Lonicera</i> sp.	O
	Mahonia	<i>Mahonia aquifolium</i>	R
	Ornamental heather	<i>Calluna vulgaris</i> sp.	R
	Plum	<i>Prunus domestica</i>	R

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	Red robin	<i>Photinia × fraseri</i> 'Red Robin'	O
	Rock cranesbill	<i>Geranium macrorrhizum</i>	R
	Rose	<i>Rosa</i> sp.	R
	Shrubby cinquefoil	<i>Dasiphora fruticosa</i>	R
	Smoke bush	<i>Cotinus coggygria</i>	R
	Tawhiwhi	<i>Pittosporum tenuifolium</i>	R
	Variegated holly	<i>Ilex aquifolium</i> 'Variegata'	R
	Variegated Japanese spirea	<i>Spiraea japonica</i> 'Variegata'	R
	Wild privet	<i>Ligustrum vulgare</i>	R
	Yew	<i>Taxus baccata</i>	R
Linear Habitats			
Ornamental & Non-Native Hedgerow (h2b)	Cherry laurel	<i>Prunus laurocerasus</i>	O
	Clematis	<i>Clematis</i> sp.	R
	Common beech	<i>Fagus sylvatica</i>	R
	Copper beech	<i>Fagus sylvatica</i> f. <i>purpurea</i>	R
	Dogwood	<i>Cornus sanguinea</i>	R
	Franchet's cotoneaster	<i>Cotoneaster franchetii</i>	R
	Hawthorn	<i>Crataegus monogyna</i>	R
	Ivy	<i>Hedera helix</i>	O
	Lonicera	<i>Lonicera</i> sp.	O
	Portuguese laurel	<i>Prunus lusitanica</i>	O
	Red-flowering currant	<i>Ribes sanguineum</i>	R
	Silverthorn	<i>Elaeagnus pungens</i>	R
	Spindle	<i>Euonymus europaeus</i>	R
	Sycamore	<i>Acer pseudoplatanus</i>	O
	Variegated garden privet	<i>Ligustrum ovalifolium</i> 'Aureum'	R
	Wintergreen barberry	<i>Berberis julianae</i>	R
Species			
Invertebrates	Brimstone butterfly	<i>Gonepteryx rhamni</i>	N/A
	Cinnabar moth	<i>Tyria jacobaeae</i>	
	Early spring bumblebee	<i>Bombus pratorum</i>	
	Honeybee	<i>Apis mellifera</i>	
	Painted lady butterfly	<i>Vanessa cardui</i>	
	White-tailed bumblebee	<i>Bombus lucorum</i>	
Birds	Blackbird	<i>Turdus merula</i>	N/A
	Blue tit	<i>Cyanistes caeruleus</i>	
	Carrion crow	<i>Corvus corone</i>	
	Robin	<i>Erithacus rubecula</i>	
	Woodpigeon	<i>Columba palumbus</i>	

17 Appendix 4 - Legislation & Planning Policy

17.1 Habitats

17.1.1 Priority Habitat

Priority Habitats are habitats of Principal Importance for the Conservation of Biodiversity in England, as listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (HM Government, 2006). These habitats are identified as being of national conservation concern and are a material consideration in the planning process.

The National Planning Policy Framework (NPPF), 2025 (HM Government, 2025) requires the planning system to minimise impacts on biodiversity and secure measurable net gains where possible. Development proposals affecting Priority Habitats should seek to avoid adverse impacts, and where this is not possible, ensure that impacts are appropriately mitigated or compensated.

17.1.2 Trees

The National Planning Policy Framework (NPPF), 2025 (HM Government, 2025) recognises the ecological importance of trees and states that development proposals should seek to avoid the loss or deterioration of trees of arboricultural, landscape, or ecological value, and where this is not possible, appropriate mitigation or compensation should be provided.

17.2 Species

17.2.1 Plants of Conservation Concern

Some plant species receive protection under Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) (HM Government, 1981) and listed as Species of Principal Importance for the Conservation of Biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006 (HM Government, 2006), although most invertebrates are not legally protected as individuals.

Local Planning Authorities, are required to pay due regard to protecting and enhancing biodiversity when considering planning applications, including for measures related to plants of conservation concern.

17.2.2 Invertebrates of Conservation Concern

Some invertebrate species receive protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) (HM Government, 1981) and listed as Species of Principal Importance for the Conservation of Biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006 (HM

Government, 2006), although most invertebrates are not legally protected as individuals.

Local Planning Authorities, are required to pay due regard to protecting and enhancing biodiversity when considering planning applications, including for measures related to invertebrates of conservation concern.

17.2.3 GCN

GCNs and their habitats are fully protected under UK and European legislation. In England, GCNs are protected as European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended) (HM Government, 2017), which transpose the requirements of the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) into domestic law. GCNs and their habitats are also protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) (HM Government, 1981) and receive further protections through the Countryside Rights of Way (CROW) Act, 2000 (HM Government, 2000).

Under this legislation it is an offence to:

- Deliberately or recklessly capture, injure or kill a GCN;
- Deliberately or recklessly disturb GCNs in a way that is likely to impair their ability to survive, breed, reproduce, or hibernate, or affect the local distribution or abundance of the species;
- Deliberately or recklessly damage or destroy GCN habitat, regardless of whether hazel dormice are present at the time;
- Deliberately or recklessly obstruct access to a place of shelter for a GCN; and
- Possess, transport, sell, or exchange a GCN (alive or dead) or any part of a GCN without an appropriate licence.

GCNs are also listed as Species of Principal Importance for the Conservation of Biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006 (HM Government, 2006). Public authorities, including local planning authorities, are required to pay due regard to protecting and enhancing biodiversity when considering planning applications.

National planning policy also recognises the importance of conserving GCNs and their habitats. The National Planning Policy Framework (NPPF), 2025 (HM Government, 2025) requires the planning system to contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains where possible. When determining planning applications, local planning authorities must consider the potential impacts of development on protected species, including GCNs, and ensure compliance with relevant wildlife legislation.

17.2.4 Common Toads

Common toads are listed as Species of Principal Importance for the Conservation of Biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006 (HM Government, 2006). Public authorities, including local planning authorities, are required to pay due regard to protecting and enhancing biodiversity when considering planning applications.

17.2.5 Reptiles

All native reptile species, including adders (*Vipera berus*), common lizards (*Zootoca vivipara*), grass snakes (*Natrix helvetica*), sand lizard (*Lacerta agilis*), slow worms (*Anguis fragilis*), and smooth snakes (*Coronella austriaca*), receive protection under the Wildlife and Countryside Act 1981 (as amended) (HM Government, 1981), as strengthened by the Countryside and Rights of Way Act 2000 (HM Government, 2000).

All native reptiles are also listed as Species of Principal Importance for the Conservation of Biodiversity in England under Section 41 of the Natural Environment and Rural Communities Act 2006 (HM Government, 2006). Public authorities, including local planning authorities, must have regard to the purpose of conserving biodiversity when exercising their functions.

National planning policy also recognises the importance of conserving reptiles and their habitats. The National Planning Policy Framework (NPPF), 2025 (HM Government, 2025) requires the planning system to contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains where possible. When determining planning applications, local planning authorities must consider the potential impacts of development on protected species, including reptiles, and ensure compliance with relevant wildlife legislation.

17.2.6 Birds

All native birds, their nests, and eggs are protected under UK legislation. In England, all native bird species, their nests, and eggs are protected under the Wildlife and Countryside Act 1981 (as amended) (HM Government, 1981), as strengthened by the Countryside and Rights of Way (CROW) Act 2000 (HM Government, 2000).

Under this legislation it is an offence to:

- Intentionally kill, injure or take any native bird;
- Intentionally take, damage, or destroy the nest of any native bird while it is in use or being built;
- Intentionally take or destroy the egg of any native bird; and

Some bird species are listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) (HM Government, 1981) and receive additional protection due to their

conservation status or vulnerability to disturbance. These species are protected from disturbance while nesting, as well as their dependent young.

Many bird species are also listed as Species of Principal Importance for the Conservation of Biodiversity in England under Section 41 of the Natural Environment and Rural Communities Act (NERC) 2006 (HM Government, 2006). Public authorities, including local planning authorities, must have regard to the purpose of conserving biodiversity when exercising their functions.

In addition to legal protection, some bird species are classified according to their conservation status. This includes their inclusion on the Red and Amber lists of Birds of Conservation Concern (BoCC) in the UK, which was updated in December 2021 (Stanbury, et al., 2021).

National planning policy also recognises the importance of conserving birds and their habitats. The National Planning Policy Framework (NPPF), 2025 (HM Government, 2025) requires the planning system to contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains where possible. When determining planning applications, local planning authorities must consider the potential impacts of development on protected species, including birds, and ensure compliance with relevant wildlife legislation.

17.2.7 Badgers

In England, badgers are protected under the Protection of Badgers Act 1992 (HM Government, 1992), which makes it an offence to kill, injure, or take a badger, or to interfere with a badger sett.

National planning policy also recognises the importance of conserving badgers and their habitats. The National Planning Policy Framework (NPPF), 2025 (HM Government, 2025) requires the planning system to contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains where possible. When determining planning applications, local planning authorities must consider the potential impacts of development on protected species, including badgers, and ensure compliance with relevant wildlife legislation.

17.2.8 Bats

All British species of bat and their roosts are fully protected under UK and European legislation. In England, bats are protected as European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended) (HM Government, 2017), which transpose the requirements of the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) into domestic law. Bats and their roosts are also protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) (HM Government, 1981) and receive further protections through the Countryside Rights of Way (CROW) Act, 2000 (HM Government, 2000).

Under this legislation it is an offence to:

- Deliberately or recklessly capture, injure or kill a bat;
- Deliberately or recklessly disturb bats in a way that is likely to impair their ability to survive, breed, reproduce, rear their young, or hibernate, or affect the local distribution or abundance of the species;
- Deliberately or recklessly damage or destroy a bat roost, regardless of whether bats are present at the time;
- Deliberately or recklessly obstruct access to a bat roost; and
- Possess, transport, sell, or exchange a bat (alive or dead) or any part of a bat without an appropriate licence.

A bat roost is defined as any structure or place used by bats for shelter or protection, including breeding sites and resting places. Bat roosts remain protected regardless of whether bat is present or not.

Several British bat species are also listed as Species of Principal Importance for the Conservation of Biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006 (HM Government, 2006). Public authorities, including local planning authorities, are required to pay due regard to protecting and enhancing biodiversity when considering planning applications.

National planning policy also recognises the importance of conserving bats and their habitats. The National Planning Policy Framework (NPPF), 2025 (HM Government, 2025) requires the planning system to contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains where possible. When determining planning applications, local planning authorities must consider the potential impacts of development on protected species, including bats, and ensure compliance with relevant wildlife legislation.

17.2.9 Hazel Dormice

Hazel dormice and their habitats are fully protected under UK and European legislation. In England, hazel dormice are protected as European Protected Species under the Conservation of Habitats and Species Regulations 2017 (as amended) (HM Government, 2017), which transpose the requirements of the Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) into domestic law. Hazel dormice and their habitats are also protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) (HM Government, 1981) and receive further protections through the Countryside Rights of Way (CRoW) Act, 2000 (HM Government, 2000).

Under this legislation it is an offence to:

- Deliberately or recklessly capture, injure or kill a hazel dormouse;

- Deliberately or recklessly disturb hazel dormice in a way that is likely to impair their ability to survive, breed, reproduce, rear their young, or hibernate, or affect the local distribution or abundance of the species;
- Deliberately or recklessly damage or destroy hazel dormouse habitat, regardless of whether hazel dormice are present at the time;
- Deliberately or recklessly obstruct access to a place of shelter for a hazel dormouse; and
- Possess, transport, sell, or exchange a hazel dormouse (alive or dead) or any part of a hazel dormouse without an appropriate licence.

Hazel dormice are also listed as Species of Principal Importance for the Conservation of Biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006 (HM Government, 2006). Public authorities, including local planning authorities, are required to pay due regard to protecting and enhancing biodiversity when considering planning applications.

National planning policy also recognises the importance of conserving hazel dormice and their habitats. The National Planning Policy Framework (NPPF), 2025 (HM Government, 2025) requires the planning system to contribute to and enhance the natural environment by minimising impacts on biodiversity and providing net gains where possible. When determining planning applications, local planning authorities must consider the potential impacts of development on protected species, including hazel dormice, and ensure compliance with relevant wildlife legislation.

17.2.10 Hedgehogs

Hedgehogs are listed as Species of Principal Importance for the Conservation of Biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006 (HM Government, 2006). Public authorities, including local planning authorities, are required to pay due regard to protecting and enhancing biodiversity when considering planning applications.

17.3 Local Planning Policy

17.3.1 Wokingham Borough Council, Adopted Core Strategy Development Plan Document (Adopted January 2010) (Wokingham Borough Council, 2010)

Policy CP7 - Biodiversity

Policy CP7 of the Wokingham Borough Council, Adopted Core Strategy Development Plan Document (Adopted January 2010) (Wokingham Borough Council, 2010), states:

‘Sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be

resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance.

Development:

- a. Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or*
- b. Which may harm habitats or, species of principle importance in England for nature conservation, veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly or;*
- c. That compromises the implementation of the national, regional, county and local biodiversity action plans will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:*
 - i. Mitigation measures can be put in place to prevent damaging impacts; or*
 - ii. Appropriate compensation measures to offset the scale and kind of losses are provided'.*

17.3.2 Wokingham Borough Council, Managing Development Delivery Local Plan (Adopted February 2014) (Wokingham Borough Council, 2014)

Policy TB23: Biodiversity and Development

Policy TB23 of the Wokingham Borough Council, Managing Development Delivery Local Plan (Adopted February 2014) (Wokingham Borough Council, 2014), states: ‘

- 1) Sites of national or international importance are shown, and sites of local importance are defined on the Policies Map.*
- 2) Planning permission for development proposals will only be granted where they comply with policy CP7 - Biodiversity of the Core Strategy and also demonstrate how they:*
 - a) Provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing*
 - b) Provide appropriate buffer zones between development proposals and designated sites as well as habitats and species of principle importance for nature conservation*
 - c) Ensure that all existing and new developments are ecologically permeable through the protection of existing and the provision of new continuous wildlife corridors, which shall be integrated and linked to the wider green infrastructure network'.*

18 Appendix 5 - Geographical Frame of Reference

The geographical frame of reference is used to assess the value of ecological features relative to a spatial scale. CIEEM provides guidelines for a hierarchical framework to be applied with professional judgement (CIEEM, 2024).

18.1 International

Ecological features with value within a continental or global context, typically designated through international policy or European legislation due to their international importance in contributing to biodiversity, including, but not limited to, the following:

- SACs.
- SPAs.
- Ramsar sites.
- Internationally significant populations of protected or priority species.

18.2 National

Ecological features with value within a domestic (UK) context, typically recognised through statutory designation and national policy due to their national importance in contributing to biodiversity, including, but not limited to, the following:

- NNRs.
- LNRs.
- SSSIs.
- Priority Habitats.
- Ancient woodlands.
- Nationally significant populations of protected or priority species.

18.3 Regional

Ecological features with value within a defined region of the UK due to contributing to biodiversity across a wider landscape beyond the local authority level, including, but not limited to, the following:

- Metropolitan designated sites.
- Regionally significant habitats.
- Regionally significant populations of protected or priority species.

18.4 County

Ecological features with value within an administrative boundary due to contributing to biodiversity across a local authority level, including, but not limited to, the following:

- LWSs.
- SINCs.
- SNCIs.
- County significant habitats.
- County significant populations of protected or priority species.

18.5 Local

Ecological features with restricted value in a geographical context, typically contributing to biodiversity across the wider landscape, including, but not limited to, the following:

- Locally significant habitats.
- Locally significant populations of protected or priority species.

18.6 Site

Ecological features with restricted value in a geographical context, typically contributing to biodiversity on a site level, including, but not limited to, the following:

- Site-level ecological features.
- Habitats and species of site level significance.

18.7 Negligible

Ecological features of little to no value to biodiversity and do not make a measurable contribution to biodiversity within any geographical frame of reference.

19 Appendix 6 - NBN Protected & Priority Species Records

A full list of the NBN protected and priority species records within the last 10 years located within 5 km of the site (NBN Atlas Partnership, 2026).

Common Name	Species Name	Number of Records	Most Recent Record (Year)
Plants			
Broad-leaved cudweed	<i>Filago pyramidata</i>	1	2018
English bluebell	<i>Hyacinthoides non-scripta</i>	15	2025
Wild candytuft	<i>Iberis amara</i>	1	2018
Invertebrates			
Beaded chestnut moth	<i>Agrochola lychnidis</i>	9	2025
Blood-vein moth	<i>Timandra comae</i>	8	2025
Brindled beauty moth	<i>Lycia hirtaria</i>	6	2025
Brown-spot pinion moth	<i>Anchoscelis litura</i>	6	2023
Buff ermine moth	<i>Spilosoma lutea</i>	6	2025
Centre-barred sawfly moth	<i>Atethmia centrargo</i>	5	2025
Cinnabar moth	<i>Tyria jacobaeae</i>	17	2025
Dark spinach moth	<i>Pelurga comitata</i>	1	2020
Dusky barcode moth	<i>Apamea remissa</i>	2	2018
Dusky thorn moth	<i>Ennomos fuscantaria</i>	8	2025
Ear moth	<i>Amphipoea oculatea</i>	2	2020
Feathered gothic moth	<i>Tholera decimalis</i>	2	2022
Ghost moth	<i>Hepialus humuli</i>	2	2018
Grass rivulet moth	<i>Perizoma albulata albulata</i>	2	2025
Grey dagger moth	<i>Acronicta psi</i>	6	2025
Hedge rustic moth	<i>Tholera cespitis</i>	1	2020
Knot-grass moth	<i>Acronicta rumicis</i>	5	2025
Lackey moth	<i>Malacosoma neustria</i>	1	2019
Large nutmeg moth	<i>Apamea anceps</i>	9	2025
Large wainscot moth	<i>Rhizedra lutosa</i>	2	2021
Light crimson underwing moth	<i>Catocala promissa</i>	2	2022
Mottled rustic moth	<i>Caradrina morpheus</i>	9	2025
Mouse moth	<i>Amphipyra tragopoginis</i>	4	2023
Oak hook-tip moth	<i>Watsonalla binaria</i>	5	2025
Oblique carpet moth	<i>Orthonama vittata</i>	1	2025
Powdered quaker moth	<i>Orthosia gracilis</i>	1	2017
Rosy rustic moth	<i>Hydraecia micacea</i>	8	2025
Sallow moth	<i>Cirrhia icteritia</i>	5	2025
September thorn moth	<i>Ennomos erosaria</i>	6	2025
Shaded broad-bar moth	<i>Scotopteryx chenopodiata</i>	6	2021
Shoulder-striped wainscot moth	<i>Leucania comma</i>	4	2020
Small emerald moth	<i>Hemistola chrysoprasaria</i>	3	2022

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Small heath butterfly	<i>Coenonympha pamphilus</i>	18	2024
Small square-spot moth	<i>Diarsia rubi</i>	7	2025
Sprawler moth	<i>Asteroscopus sphinx</i>	2	2021
Streak moth	<i>Chesias legatella</i>	1	2018
White ermine moth	<i>Spilosoma lubricipeda</i>	11	2025
Amphibians			
Common toad	<i>Bufo bufo</i>	115	2023
GCN	<i>Triturus cristatus</i>	28	2025
Reptiles			
Grass snake	<i>Natrix helvetica</i>	12	2024
Slow worm	<i>Anguis fragilis</i>	23	2024
Birds			
Black-headed gull	<i>Chroicocephalus ridibundus</i>	285	2025
Bullfinch	<i>Pyrrhula pyrrhula pileata</i>	7	2023
Cetti's warbler	<i>Cettia cetti</i>	47	2024
Common gull	<i>Larus canus</i>	34	2024
Common sandpiper	<i>Actitis hypoleucos</i>	4	2023
Common tern	<i>Sterna hirundo</i>	30	2024
Common whitethroat	<i>Curruca communis</i>	44	2024
Cuckoo	<i>Cuculus canorus</i>	4	2024
Dunnock	<i>Prunella modularis</i>	89	2024
Fieldfare	<i>Turdus pilaris</i>	1	2018
Gadwall	<i>Mareca strepera</i>	135	2024
Goldeneye	<i>Bucephala clangula</i>	13	2024
Great black-backed gull	<i>Larus marinus</i>	1	2020
Green sandpiper	<i>Tringa ochropus</i>	7	2023
Greenfinch	<i>Chloris chloris</i>	62	2024
Grey wagtail	<i>Motacilla cinerea</i>	12	2024
Greylag goose	<i>Anser anser</i>	102	2024
Herring gull	<i>Larus argentatus</i>	51	2024
Hobby	<i>Falco subbuteo</i>	1	2022
House martin	<i>Delichon urbicum</i>	20	2024
House sparrow	<i>Passer domesticus</i>	48	2024
Kestrel	<i>Falco tinnunculus</i>	16	2023
Kingfisher	<i>Alcedo atthis</i>	26	2023
Lapwing	<i>Vanellus vanellus</i>	42	2024
Lesser black-backed gull	<i>Larus fuscus</i>	30	2024
Linnet	<i>Linaria cannabina</i>	33	2024
Mallard	<i>Anas platyrhynchos</i>	233	2024
Marsh tit	<i>Poecile palustris</i>	1	2016
Mistle thrush	<i>Turdus viscivorus</i>	21	2024
Moorhen	<i>Gallinula chloropus</i>	141	2024
Oystercatcher	<i>Haematopus ostralegus</i>	29	2024
Pintail	<i>Anas acuta</i>	1	2022
Pochard	<i>Aythya ferina</i>	47	2024
Red kite	<i>Milvus milvus</i>	28	2023

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Red-breasted merganser	<i>Mergus serrator</i>	1	2019
Redshank	<i>Tringa totanus</i>	3	2023
Reed bunting	<i>Emberiza schoeniclus</i>	22	2024
Rook	<i>Corvus frugilegus</i>	48	2024
Sedge warbler	<i>Acrocephalus schoenobaenus</i>	5	2023
Shelduck	<i>Tadorna tadorna</i>	2	2019
Shoveler	<i>Spatula clypeata</i>	113	2024
Skylark	<i>Alauda arvensis</i>	74	2024
Song thrush	<i>Turdus philomelos</i>	90	2024
Sparrowhawk	<i>Accipiter nisus</i>	2	2018
Starling	<i>Sturnus vulgaris</i>	50	2024
Swift	<i>Apus apus</i>	13	2023
Tawny owl	<i>Strix aluco</i>	1	2018
Wheatear	<i>Oenanthe oenanthe</i>	2	2021
Wigeon	<i>Mareca penelope</i>	75	2024
Willow warbler	<i>Phylloscopus trochilus</i>	5	2024
Woodpigeon	<i>Columba palumbus</i>	110	2024
Wren	<i>Troglodytes troglodytes</i>	115	2024
Yellowhammer	<i>Emberiza citrinella</i>	34	2024
Mammals			
Badger	<i>Meles meles</i>	1	2025
Brown hare	<i>Lepus europaeus</i>	3	2016
Brown long-eared bat	<i>Plecotus auritus</i>	6	2022
Common pipistrelle bat	<i>Pipistrellus pipistrellus</i>	60	2025
Daubenton's bat	<i>Myotis daubentonii</i>	285	2025
Hedgehog	<i>Erinaceus europaeus</i>	1	2018
Natterer's bat	<i>Myotis nattereri</i>	1	2016
Noctule bat	<i>Nyctalus noctula</i>	1	2021
Otter	<i>Lutra lutra</i>	2	2019
Soprano pipistrelle bat	<i>Pipistrellus pygmaeus</i>	7	2022