



CLOVERWOOD  
— Ecology Ltd —

# Biodiversity Enhancement Scheme

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Project Name: The Spindles, Wargrave

Client Name: Dani Czernuszka-Watts

Author: Martin Roche BSc (Hons) ACIEEM

Version Number: 001

Issue Date: 8<sup>th</sup> September 2026

| Quality Assurance |                                |         |           |                   |
|-------------------|--------------------------------|---------|-----------|-------------------|
| Version Number    | Issue Date                     | Author* | Reviewer* | Comments          |
| 001               | 8 <sup>th</sup> September 2026 | MR      | NC        | Issued to client. |

\*MR = Martin Roche BSc (Hons) ACIEEM; NC = Natalie Compton BSc (Hons) MCIEEM.

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# Contents

|          |                                                       |           |
|----------|-------------------------------------------------------|-----------|
| <b>1</b> | <b>Summary .....</b>                                  | <b>1</b>  |
| 1.1      | Site Details .....                                    | 1         |
| 1.2      | Development Proposals .....                           | 1         |
| 1.3      | Brief .....                                           | 1         |
| 1.4      | Legislation & Planning Policy .....                   | 1         |
| 1.4.1    | <i>Habitats</i> .....                                 | 1         |
| 1.4.2    | <i>Species</i> .....                                  | 1         |
| 1.5      | Biodiversity Enhancement Measures .....               | 2         |
| <b>2</b> | <b>Introduction .....</b>                             | <b>3</b>  |
| 2.1      | Site Details .....                                    | 3         |
| 2.2      | Development Proposals .....                           | 3         |
| 2.3      | Brief .....                                           | 3         |
| <b>3</b> | <b>Legislation &amp; Planning Policy .....</b>        | <b>5</b>  |
| 3.1      | Habitats .....                                        | 5         |
| 3.1.1    | <i>Trees</i> .....                                    | 5         |
| 3.2      | Species .....                                         | 5         |
| 3.2.1    | <i>Birds</i> .....                                    | 5         |
| 3.2.2    | <i>Bats</i> .....                                     | 5         |
| 3.2.3    | <i>Hedgehogs</i> .....                                | 5         |
| <b>4</b> | <b>Biodiversity Enhancement Measures .....</b>        | <b>6</b>  |
| 4.1      | Native Tree Planting .....                            | 6         |
| 4.2      | Bird Boxes .....                                      | 6         |
| 4.3      | Bat Boxes & Bat Access Tiles .....                    | 6         |
| 4.4      | Hedgehog House .....                                  | 7         |
| <b>5</b> | <b>Management and Monitoring Measures .....</b>       | <b>8</b>  |
| 5.1      | Native Tree Planting .....                            | 8         |
| 5.2      | Bird Boxes .....                                      | 8         |
| 5.3      | Bat Boxes & Bat Access Tiles .....                    | 8         |
| 5.4      | Hedgehog House .....                                  | 8         |
| <b>6</b> | <b>References .....</b>                               | <b>10</b> |
| <b>7</b> | <b>Figure 1 - Biodiversity Enhancements Map .....</b> | <b>11</b> |
| <b>8</b> | <b>Appendix 1 - Glossary of Terms .....</b>           | <b>12</b> |

|        |                                                                                                                                           |    |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------|----|
| 9      | Appendix 2 - Photographs of Biodiversity Enhancements .....                                                                               | 14 |
| 10     | Appendix 3 - Legislation & Planning Policy .....                                                                                          | 18 |
| 10.1   | Habitats.....                                                                                                                             | 18 |
| 10.1.1 | Trees.....                                                                                                                                | 18 |
| 10.2   | Species .....                                                                                                                             | 18 |
| 10.2.1 | Birds.....                                                                                                                                | 18 |
| 10.2.2 | Bats.....                                                                                                                                 | 19 |
| 10.2.3 | Hedgehogs.....                                                                                                                            | 20 |
| 10.3   | National Planning Policy .....                                                                                                            | 20 |
| 10.3.1 | National Planning Policy Framework (NPPF), 2026 (HM Government, 2026) .....                                                               | 20 |
| 10.4   | Local Planning Policy .....                                                                                                               | 22 |
| 10.4.1 | Wokingham Borough Council, Adopted Core Strategy Development Plan Document (Adopted January 2010) (Wokingham Borough Council, 2010) ..... | 22 |
| 10.4.2 | Wokingham Borough Council, Managing Development Delivery Local Plan (Adopted February 2014) (Wokingham Borough Council, 2014).....        | 23 |



## 1 Summary

A glossary of terms is provided in Appendix 1 and photographs of the biodiversity enhancements are provided in Appendix 2. A map showing the locations of the biodiversity enhancements is provided in Figure 1.

### 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 m<sup>2</sup> of closely mown modified grassland, and a shed (building B2) are also required to facilitate the development.

### 1.3 Brief

The brief of the Biodiversity Enhancement Scheme (BES) was to provide details of the proposed biodiversity enhancements required to discharge Condition 7 of the planning permission (Wokingham Borough Council, 2026). Planning permission was consented on the 2<sup>nd</sup> September 2026 (Reference: 261545).

### 1.4 Legislation & Planning Policy

Full details of the legal protections are provided in Appendix 3.

#### 1.4.1 Habitats

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

#### 1.4.2 Species

All native birds, their nests, young, and eggs are protected under UK 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.

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

## 1.5 Biodiversity Enhancement Measures

The following biodiversity enhancement measures will be implemented on site:

- One wild cherry tree will be planted on the northern aspect of the site, with sufficient space for future growth, to increase the floristic diversity on site and provide ecological niches for invertebrates, birds, and small mammals.
- Three bird boxes will be installed on site and will remain in perpetuity to provide nesting opportunities for a range of bird species.
- Two bat boxes and one bat access tile will be installed on site and will remain in perpetuity to provide roosting and access opportunities for bats.
- One hedgehog house will be positioned among the shrubs on the southern boundary of the site and will remain in perpetuity to provide shelter for hedgehogs.

Subject to the implementation of the measures outlined in this report, it has been concluded that the requirements detailed in Condition 7 of the planning permission (Wokingham Borough Council, 2026) will be satisfied.

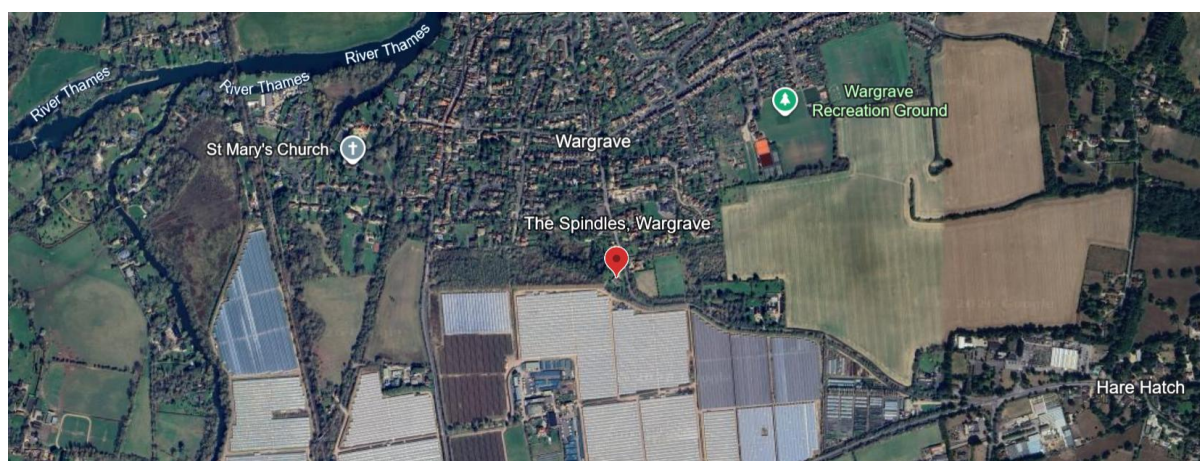
## 2 Introduction

### 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 22<sup>nd</sup> May 2026.*



### 2.2 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 *Prunus avium*, approximately 100 m<sup>2</sup> of closely mown modified grassland, and a shed (building B2) are also required to facilitate the development. Planning permission was consented, subject to conditions, on the 2<sup>nd</sup> September 2026 (Reference: 261545).

### 2.3 Brief

The brief of the BES was to provide details of the proposed biodiversity enhancements required to discharge Condition 7 of the planning permission (Wokingham Borough Council, 2026). The BES sets out appropriate measures to enhance biodiversity on

site including the provision of a hedgehog house, bird boxes, bat access tiles integrated into the building, and native tree planting. The BES has been prepared with regard to Section 19, Policy N2 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework (NPPF) (HM Government, 2026), Policies CP3 and CP7 of the Wokingham Borough Council Adopted Core Strategy Development Plan Document (adopted January 2010) (Wokingham Borough Council, 2014), and Policies CC03 and TB23 of the Wokingham Borough Council Managing Development Delivery Local Plan (adopted February 2014) (Wokingham Borough Council, 2010).

## 3 Legislation & Planning Policy

Full details of the legal protections are provided in Appendix 3. The BES has been prepared with regard to national and local planning policies and ensure adherence to UK legislation.

### 3.1 Habitats

#### 3.1.1 Trees

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

### 3.2 Species

#### 3.2.1 Birds

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

#### 3.2.2 Bats

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

#### 3.2.3 Hedgehogs

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

## 4 Biodiversity Enhancement Measures

Locations of the biodiversity enhancement measures is provided in Figure 1 and photographs of the biodiversity enhancement measures are provided in Appendix 2.

### 4.1 Native Tree Planting

One wild cherry tree will be planted on the northern aspect of the site, with sufficient space for future growth, to increase the floristic diversity on site and provide ecological niches for invertebrates, birds, and small mammals. The tree will be planted between November and March, inclusive, avoiding periods of waterlogged or frozen soil. The tree will be sourced locally, where appropriate. The planting pit will be of an appropriate size to accommodate the root system, with the tree planted at the correct depth and the surrounding soil carefully backfilled and firmed. A tree guard will be used to protect the newly planted tree from any potential herbivore damage.

### 4.2 Bird Boxes

Three bird boxes will be installed on site and will remain in perpetuity to provide nesting opportunities for a range of bird species. The proposed bird boxes will include the following:

- One Vivara Pro Barcelona WoodStone® Open Nest Box.
- One Vivara Pro Seville 32mm WoodStone® Nest Box.
- One Vivara Pro WoodStone® Starling Nest Box.

The proposed bird boxes are constructed of a wood-cement composite, which are durable, provide some protection from potential predators, and have good thermal stability properties. The bird boxes will be installed between 2 to 4 m above ground level and facing between north and east. The entrances of the bird boxes must be unobstructed by vegetation and allow a clear flight path for the birds to enter. If the above boxes are not available suitable alternatives will be used to be informed by the project ecologist.

### 4.3 Bat Boxes & Bat Access Tiles

Two bat boxes and one bat access tile will be installed on site and will remain in perpetuity and will include the following:

- One Vivara Pro WoodStone® Large Multi-Purpose Bat Tree Box.
- One Schwegler 2F bat box.
- One Bat Access Tile.

If the above boxes are not available suitable alternatives will be used, to be informed by the project ecologist and subject to the final measures to be agreed as part of the European Protected Species Licence (EPSL). Two bat boxes and one bat access tile are also required as mitigation measures in accordance with the requirements of the

EPSL for the development. These features are also incorporated within the BES in accordance with Condition 7 of the planning permission (Wokingham Borough Council, 2026). Although their provision is required primarily to satisfy the mitigation requirements of the EPSL, the bat boxes and bat access tile will also provide additional roosting opportunities for bats following completion of the development. The features will be retained in perpetuity and maintained as part of the development (see Section 5.3), thereby providing a long-term biodiversity enhancement and roosting opportunities for bats.

The proposed bat boxes are constructed of a wood-cement composite, which are durable, provide some protection from potential predators, and have good thermal stability properties. The bat boxes will be installed between 4 to 6 m above ground level and facing between south and south-east. The entrances of the bat boxes must be unobstructed by vegetation and allow a clear flight path for the bats to enter. The bat access tile will be installed on the roof on the south-eastern elevation of the proposed extension and will provide access for brown long-eared bats *Plecotus auritus* into the roof void within the building to roost.

### 4.4 Hedgehog House

One Vivara Pro WoodStone® Hedgehog House (or a suitable alternative as advised by the project ecologist) will be positioned among the shrubs on the southern boundary on site and will remain in perpetuity. The proposed hedgehog house will provide shelter for hedgehogs, which may potentially be commuting through the site. The proposed hedgehog house is constructed of a wood-cement composite, which is durable, provide some protection from potential predators, and has good thermal stability properties. The entrance of the hedgehog house must be unobstructed by vegetation to allow hedgehogs to enter.

## 5 Management and Monitoring Measures

### 5.1 Native Tree Planting

The proposed tree planting will be managed to promote successful establishment and healthy growth. The following measures will be implemented:

- During the first three years after planting, competing vegetation around the base of the tree will be weeded by hand to aid establishment. The use of chemical herbicides will be avoided.
- The tree will be supplementary watered during periods of little to no rainfall, particularly during the first three years after planting during its establishment, to prevent drought stress and mortality.
- The base of the tree will be mulched with an appropriate organic mulch to help suppress competing vegetation and help maintain moisture in the soil. Mulch will not be applied to the stem of the tree to prevent damage and disease.
- The tree guard will be checked annually and will be adjusted, where necessary, to prevent damage and allow natural growth. If the tree guard is damaged it will be replaced, where necessary.
- The tree will be inspected annually for signs of damage, disease, and death. If the tree is damaged or diseased beyond repair or dead, it will be replaced on a like for like basis during the next appropriate planting season.
- Once established, the tree will be pruned annually, where necessary, to aid healthy and bushy growth for the long-term.

### 5.2 Bird Boxes

The bird boxes will be checked annually, outside the bird nesting season (March to September, inclusive), for signs of damage and cleaned, where necessary. If any of the bird boxes are damaged, they will be replaced, where necessary.

### 5.3 Bat Boxes & Bat Access Tiles

The bat boxes and bat access tiles will be checked annually for signs of damage via a visual inspection. If any of the bat boxes or bat access tiles are damaged, a bat licenced ecologist must be contacted to check for evidence of roosting bats prior to any box repairs or replacement. If roosting bats are absent, the bat boxes and bat access tiles will be replaced on a like for like basis and should be undertaken during September or October to minimise any potential disturbance to roosting bats that may be present.

### 5.4 Hedgehog House

The hedgehog houses will be checked annually for signs of damage and cleaned, where necessary. If the hedgehog house is damaged it will be replaced, where

necessary, and should be undertaken during March or April to minimise any potential disturbance to hedgehogs that may be present.

## 6 References

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|  |                   |  |                      |  |                                                                                                        |  |                                                                                                      |  |                                                                                                  |  |                                                                                                                 |  |                                                                               |  |                                                                          |  |                                                                                               |
|--|-------------------|--|----------------------|--|--------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------|--|--------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------|
|  | Red Line Boundary |  | Native Tree Planting |  | Vivara Pro Barcelona WoodStone® Open Nest Box<br>(or suitable alternative as advised by the ecologist) |  | Vivara Pro Seville 32mm WoodStone® Nest Box<br>(or suitable alternative as advised by the ecologist) |  | Vivara Pro WoodStone® Starling Nest Box<br>(or suitable alternative as advised by the ecologist) |  | Vivara Pro WoodStone® Large Multi-Purpose Bat Tree Box<br>(or suitable alternative as advised by the ecologist) |  | Schwegler 2F bat box<br>(or suitable alternative as advised by the ecologist) |  | Bat Access Tile<br>(or suitable alternative as advised by the ecologist) |  | Vivara Pro WoodStone® Hedgehog House<br>(or suitable alternative as advised by the ecologist) |
|--|-------------------|--|----------------------|--|--------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------|--|--------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------|

|                   |  |                                                                      |  |
|-------------------|--|----------------------------------------------------------------------|--|
| Project Name      |  | The Spindles, Wargrave                                               |  |
| Client Name       |  | Dani Czernuszka-Watts                                                |  |
| Surveyor          |  | Martin Roche BSc (Hons) ACIEEM                                       |  |
| Figure Number     |  | Figure 1                                                             |  |
| Page Number       |  | A                                                                    |  |
| Version Number    |  | 001                                                                  |  |
| Basemap Reference |  | SHEK Architects (2026) Proposed Site Plan,<br>Drawing No: P1045-P009 |  |

## 8 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                                                                                                             |
| 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                                                  |
| Ecological Feature                                                  | Designated sites, habitats, and species that are included within an ecological assessment                                                                                                                                               |
| 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                                                                                              |
| 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                                                                                |
| 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                                                                       |

|                               |                                                                                                                                                                                                          |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mitigation                    | Measures designed to reduce or minimise adverse impacts on ecological features where impacts cannot be entirely avoided                                                                                  |
| 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                    |
| 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 |
| Protected Species             | A species that receives protection from killing, injury, harm, or disturbance through national and/or international wildlife legislation                                                                 |
| 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                                                                                            |
| Structure                     | Any building or built feature, such as a dwelling, bridge, or wall, that may provide opportunities for bats to roost                                                                                     |
| Suitability                   | An assessment of the likelihood that a structure could support roosting bats, based on the presence, number, and condition of suitable features                                                          |
| Zone of Influence (Zoi)       | The area over which a proposed development may have ecological impacts                                                                                                                                   |

## 9 Appendix 2 - Photographs of Biodiversity Enhancements





Photograph 2. Vivara Pro Seville 32mm WoodStone® Nest Box ([www.nhbs.com](http://www.nhbs.com)).



Photograph 3. Vivara Pro WoodStone® Starling Nest Box ([www.nhbs.com](http://www.nhbs.com)).





Photograph 6. Bat Access Tile ([www.nhbs.com](http://www.nhbs.com)).



Photograph 7. Vivara Pro WoodStone® Hedgehog House ([www.nhbs.com](http://www.nhbs.com)).

## 10 Appendix 3 - Legislation & Planning Policy

### 10.1 Habitats

#### 10.1.1 Trees

The NPPF, 2026 (HM Government, 2026) recognises the ecological importance of trees for biodiversity, landscape character, and the wider environment. Policy N3 of the NPPF 2026 (HM Government, 2026) states that developments should ensure that existing trees are retained wherever possible and the loss or deterioration of trees should be avoided. Where the loss of trees cannot be avoided, appropriate mitigation should be provided, with compensation considered where necessary. Ancient trees and veteran trees are afforded further protection through Policy N6 of the NPPF 2026 (HM Government, 2026).

### 10.2 Species

#### 10.2.1 Birds

All native birds, their nests, and eggs are protected under UK legislation. In England, all native bird species, their nests, young, 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.

A number of bird species of particular conservation importance were historically listed on Annex 1 of the European Union Birds Directive (2009/147/EC) (European Commission, 2009). Following the UK's departure from the European Union, the Birds Directive no longer applies directly in the UK; however, relevant protections were retained in domestic legislation. In England, species afforded additional protection from disturbance are principally identified through Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) (HM Government, 1981). Annex 1 status should therefore be distinguished from Schedule 1 protection when considering the current legal status of bird species.

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 biodiversity and the habitats that support protected and priority species, including birds. Policy N2 of the NPPF, 2026 (HM Government, 2026) requires planning policies and decisions to protect and enhance biodiversity and ecological networks and to avoid, minimise, and mitigate impacts on biodiversity. The potential impacts of development on protected and priority species, including birds, should therefore be considered as part of the planning process.

### 10.2.2 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 biodiversity and the habitats that support protected and priority species, including bats. Policy N2 of the NPPF, 2026 (HM Government, 2026) requires planning policies and decisions to protect and enhance biodiversity and ecological networks and to avoid, minimise, and mitigate impacts on biodiversity. The potential impacts of development on protected and priority species, including bats and their habitats, should therefore be considered as part of the planning process.

### 10.2.3 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).

National planning policy also recognises the importance of conserving biodiversity and the habitats that support protected and priority species, including hedgehogs. Policy N2 of the NPPF, 2026 (HM Government, 2026) requires planning policies and decisions to protect and enhance biodiversity and ecological networks and to avoid, minimise, and mitigate impacts on biodiversity. The potential impacts of development on protected and priority species, including hedgehogs, should therefore be considered as part of the planning process.

## 10.3 National Planning Policy

### 10.3.1 National Planning Policy Framework (NPPF), 2026 (HM Government, 2026)

#### Policy N2: Improving the Natural Environment

Section 19 of Policy N2 of the NPPF, 2026 (HM Government, 2026) states:

1. *'To contribute positively to the natural environment, and support nature's recovery, development proposals should:*
  - a. *Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply);*
  - b. *Take into account the quality of agricultural land (including that classified as best and most versatile agricultural land, and its grade), and if significant development of agricultural land is necessary, use areas of poorer quality land where possible;*

- c. Take suitable opportunities to connect to and strengthen ecological networks that extend beyond the site, drawing on the measures proposed by Local Nature Recovery Strategies, National Forest Strategies and Community Forest Plans, where present, and other relevant assessments;*
  - d. Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;*
  - e. Use green infrastructure provided as part of the scheme and nature-based solutions to secure multiple benefits: such as for biodiversity; surface water and pollution management (including maintaining flow rates and water quality); climate change mitigation and adaptation, and recreation;*
  - f. Minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their construction unless there are compelling technical reasons which prevent their use, or would make them ineffective; and*
  - g. Ensure that green infrastructure and other features to support nature are located and designed to minimise risk of future failure, and that appropriate measures are in place for any necessary long-term management.*
- 2. If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated or, as a last resort, compensated for, then the development should be refused.*
- 3. Development proposals may incorporate biodiversity enhancements which exceed the statutory objective for biodiversity net gain, but this should only be a requirement where it is set out in up-to-date development plan policies for specific site allocations. Decision-makers should not give weight to other development plan policies which require biodiversity gains which go beyond the statutory framework, including where a policy requires gains for development proposals which are exempt'.*

## 10.4 Local Planning Policy

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

#### Policy CP3 - General Principles for Development

Policy CP3 of the Wokingham Borough Council, Adopted Core Strategy Development Plan Document (Adopted January 2010) (Wokingham Borough Council, 2010), states:

*‘Planning permission will be granted for proposals that:*

- a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;*
- b) Provide a functional, accessible, safe, secure and adaptable scheme;*
- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.*
- d) Maintain or enhance the ability of the site to support fauna and flora including protected species;*
- e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;*
- f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;*
- g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;*
- h) Contribute towards the provision of an appropriate sustainable network of community facilities;*
- i) Do not lead to a net loss of dwellings and other residential accommodation or land; and*
- j) Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available’.*

#### 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'.

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

### Policy CC03: Green Infrastructure, Trees and Landscaping

Policy CC03 of the Wokingham Borough Council, Managing Development Delivery Local Plan (Adopted February 2014) (Wokingham Borough Council, 2014), states:

2. 'Development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals:
  - a. Provide new or protect and enhance the Borough's Green Infrastructure networks, including the need to mitigate potential impacts of new development;
  - b. Promote accessibility, linkages and permeability between and within existing green corridors including public rights of way such as footpaths, cycleways and bridleways;
  - c. Promote the integration of the scheme with any adjoining public open space or countryside.
3. Development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable'.

### 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'.*