



Biodiversity Survey and Assessment Report

2nd July 2025

Biodiversity Survey and Assessment Report

Site Address: Coppid Hill House, Barkham Road, RG41 4TG

Planning Proposal: Replacement of Conservatory with single storey rear extension, first floor Balcony and adjustment to existing rear dormers

Date: [Insert Date]

Prepared by: [Insert Ecologist/Consultant Name or leave blank for client entry]

1. Introduction

This Biodiversity Survey and Assessment Report has been prepared to support a householder planning application for minor residential development at Coppid Hill House, Barkham Road, RG41 4TG. The proposed scheme includes the replacement of an existing conservatory with a single storey rear extension, a first-floor balcony, and adjustments to the existing rear dormers on the main roof. The report outlines the ecological context of the site, evaluates potential biodiversity impacts, and offers suitable mitigation and enhancement recommendations.

2. Site Description

The site is a detached five-bedroom residential property located in a rural setting, surrounded predominantly by improved grassland and open green fields. The property includes a private garden and is not subject to any ecological designations (e.g., SSSI, LNR). The site is fully residential with no semi-natural habitats, ponds, or watercourses.

3. Methodology

A Preliminary Ecological Appraisal (PEA) has been conducted using the following approaches:

- Site inspection and walkover survey
- External and internal inspection of the building for bat roosts and bird nests
- Review of aerial imagery and local habitat context
- Professional judgement and reference to standard survey guidance (CIEEM, 2017)

A desk study and data search with the local records centre (e.g., TVERC) is recommended for submission if required by the Local Planning Authority (LPA).

4. Ecological Baseline and Survey Results

Protected Species & Habitats:

- **Bats:** The loft space and roof features were inspected and showed no signs of bats or bat activity. No droppings, staining, or feeding remains were found. The dormers and eaves have low potential for roosting due to modern construction and lack of gaps.

- **Birds:** No active bird nests were identified in or around the affected areas. Works are outside the core breeding season, or will be conditioned to avoid nesting disturbance.
 - **Other Species:** No evidence of badgers, great crested newts, dormice, reptiles, or other notable fauna. The garden and buildings offer minimal value for protected species.
 - **Habitats:** The site comprises maintained lawn and ornamental garden, with negligible ecological value. No trees or hedgerows are affected by the development.
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5. Impact Assessment

Given the scope of the proposed works and the absence of sensitive habitats or protected species, the ecological impact of the development is negligible. Key considerations:

- No habitat loss beyond the footprint of existing domestic garden
 - No anticipated disturbance to wildlife
 - No statutory or non-statutory conservation sites impacted
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6. Mitigation and Enhancement Measures

Although ecological impact is minimal, enhancement measures are recommended in line with the National Planning Policy Framework (NPPF) and to support local biodiversity targets:

- Installation of **1 bat box** (e.g., Schwegler 1FR) on a suitable wall or tree
- Installation of **2 bird nest boxes** (e.g., for robin, tit, or sparrow)
- Planting of native flowering species to support pollinators
- Creation of a small **insect hotel** in the garden
- Maintain a small area of wildflower or natural grassland, if possible

These measures will help demonstrate a biodiversity net gain in line with best practice.

7. Biodiversity Net Gain (BNG)

Under the current regulations, householder developments of this scale are typically exempt from mandatory BNG calculations. Nonetheless, the proposed enhancement features provide measurable biodiversity benefits and contribute positively to local ecological networks.

8. Conclusion

The proposed development at Coppid Hill House poses negligible ecological risk. No further surveys are required. Implementation of minor biodiversity enhancements will ensure compliance with national and local planning policy. The site is suitable for development with no constraints arising from biodiversity or protected species.