

Building 810, Winnersh Triangle Business Park, Wokingham, RG41 5TS.



Preliminary Ecological Assessment & Biodiversity Net Gain Plan

JW Biodiversity Management
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Executive Summary

JW Biodiversity Management has been commissioned to carry out a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain Assessment (BNG) of a disused commercial building on the Winnersh Triangle Business Park near Reading. This report will provide a baseline assessment of the site reporting on the current conditions of the habitats present within the Biodiversity Net Gain Metric and provide an assessment of the sites potential to support protected and notable species.

Site Description

The site is a commercial unit located on a commercial business park. The site contained a single commercial building located towards the centre of the site. Large areas of hardstanding were located to the west and east of the site. Areas of modified grassland are located to the north and west of the site. Several trees were located across the site predominately in the grassland areas. The site is in a derelict condition with the building being partly demolished. Ruderal species were beginning to colonise areas of hard standing.

The site is located in an urban area being immediately surrounded by the business park. The A329 (M) is located approximately 140m to the north just beyond this is the Dinton Pastures Country Park which contains areas of open water and woodland. Other wetland and woodland habitats are located across the local landscape. The River Loddon flows not far to the west of the site.

The site is within the Thames Valley National Character Area (NCA) and the Wokingham Borough Council Local Planning Authority (LPA).

The site (as shown on figure 1) is located in Wokingham: SU 7771 4261.

Protected and Notable Species

Following the site visit and desktop assessment the site was assessed for its potential to support protected and notable species. The table below summarises the sites potential to support these species.

Species	Sites potential to support
Amphibians	Negligible.
Reptiles	Negligible.
Birds	Moderate.
Bat commuting and foraging	Low
Bat roosts Buildings	Negligible.
Bat Roost Trees	PRF-I (Low).
Hazel dormouse (<i>Muscardinus avellanarius</i>)	Negligible.
Badgers (<i>Meles meles</i>)	Negligible.
Other mammals	Negligible.

BNG Results

The table below provides a summary of the results of the Biodiversity Net Gain Assessment. The proposed change in habitats will provide a 23.59% net gain in habitat units. The target for net gain has been met.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.52
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	23.59%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Recommendations

A Biodiversity Net Gain assessment has been conducted by a competent ecologist and recommendations have been made to ensure the project achieves a net gain. This is in line with local and national planning policies. Recommendations have also been made in relation to protected and notable species.

Recommendation	Action	Justification
Protection of breeding birds*	Carry out building demolition outside of or at the end of nesting bird season. Carry out works in a cautious way.	The buildings have supported nesting birds in the past.
Cautious demolition of buildings*	Careful working when demolition of buildings.	This will protect bats in unlikely event they are present.
Appropriate lighting for bats*	Avoid illuminating bat foraging and commuting habitat- woodland/ scattered trees. During and post development.	This will help limit disturbance to bat species in the longer term.
Soft fell trees*.	Cut down trees in stages and lower to the ground, leave cut material on site for 24 hours.	This will protect animals if present.
Adequate pollution control	Habitats on site should be adequately protected to ensure no polluted runoff on site or adjacent land. All oils, fuels and chemicals should be adequately stored on site in bunded containers with appropriate spill kits and emergency procedures in place.	This will protect habitats on site and those in the nearby landscape.
Inclusion of bird and bat boxes in the development/ landscaping	Place boxes in suitable locations within the landscaping.	This would benefit local bird and bat populations on the site and within the local area.
Long term management plan*.	Prepare a long-term management plan to demonstrate how net gain will be achieved and maintained.	This will ensure the project is compliant with BNG legislation.

* Denotes recommendation relating to legislation.

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1. Introduction

JW Biodiversity Management has been commissioned to carry out a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain Assessment (BNG) of a disused commercial building on the Winnersh Triangle Business Park near Reading. This report will provide a baseline assessment of the site reporting on the current conditions of the habitats present within the Biodiversity Net Gain Metric and provide an assessment of the sites potential to support protected and notable species.

1.1 Development outline

JW Biodiversity management Ltd understands that the proposed development involves re-development of the commercial building.

1.2 Site Description

The site is a commercial unit located on a commercial business park. The site contained a single commercial building located towards the centre of the site. Large areas of hardstanding were located to the west and east of the site. Areas of modified grassland are located to the north and west of the site. Several trees were located across the site predominately in the grassland areas. The site is in a derelict condition with the building being partly demolished. Ruderal species were beginning to colonise areas of hard standing.

The site is located in an urban area being immediately surrounded by the business park. The A329 (M) is located approximately 140m to the north just beyond this is the Dinton Pastures Country Park which contains areas of open water and woodland. Other wetland and woodland habitats are located across the local landscape. The River Loddon flows not far to the west of the site.

The site is within the Thames Valley National Character Area (NCA) and the Wokingham Borough Council Local Planning Authority (LPA).

The site (as shown on figure 1) is located in Wokingham: SU 7771 4261.

1.3 Aims of Report

The aim of this PEA is to:

- Identify the likely ecological constraints associated with a project;
- Identify any mitigation measures likely to be required, following the 'Mitigation Hierarchy'
- Identify any additional surveys that may be required to inform an Ecological Impact Assessment (EclA); and
- Identify the opportunities offered by a project to deliver ecological enhancement.

The aim of the BNG assessment is to:

- Provide a baseline assessment of the habitats on the site using the DEFRA metric.
- Provide a predicted score based on proposed habitat creation and enhancement using DEFRA metric.
- Provide suitable long term management recommendations for the site, to ensure habitats reach and maintain their desired condition.

1.4 Limitations

The contents of this report are based on a single site visit and a search of the local records bureau. Though the survey and interpretations of the data were carried out by a competent ecologist there may be things that have been overlooked or missed. The area measurements are based on plans provided by third parties.

1.5 Relevant Legislation and Planning Policies

Relevant legislation implications for this site include;

- The Conservation of Habitats and Species Regulations 2010 (as amended);
- The Wildlife and Countryside Act 1981 (as amended);
- The Countryside and Rights of Way Act 2000;
- The Natural Environment and Rural Communities Act (NERC Act) 2006;
- Environment Act (2021)

Planning policies, both local and national, may affect any proposed development. Relevant planning policies to this development include;

- National Planning Policy Framework (NPPF)
- Local planning policy
- Wokingham Council Biodiversity Net Gain (BNG) information¹

¹ [Biodiversity net gain \(BNG\)](#)

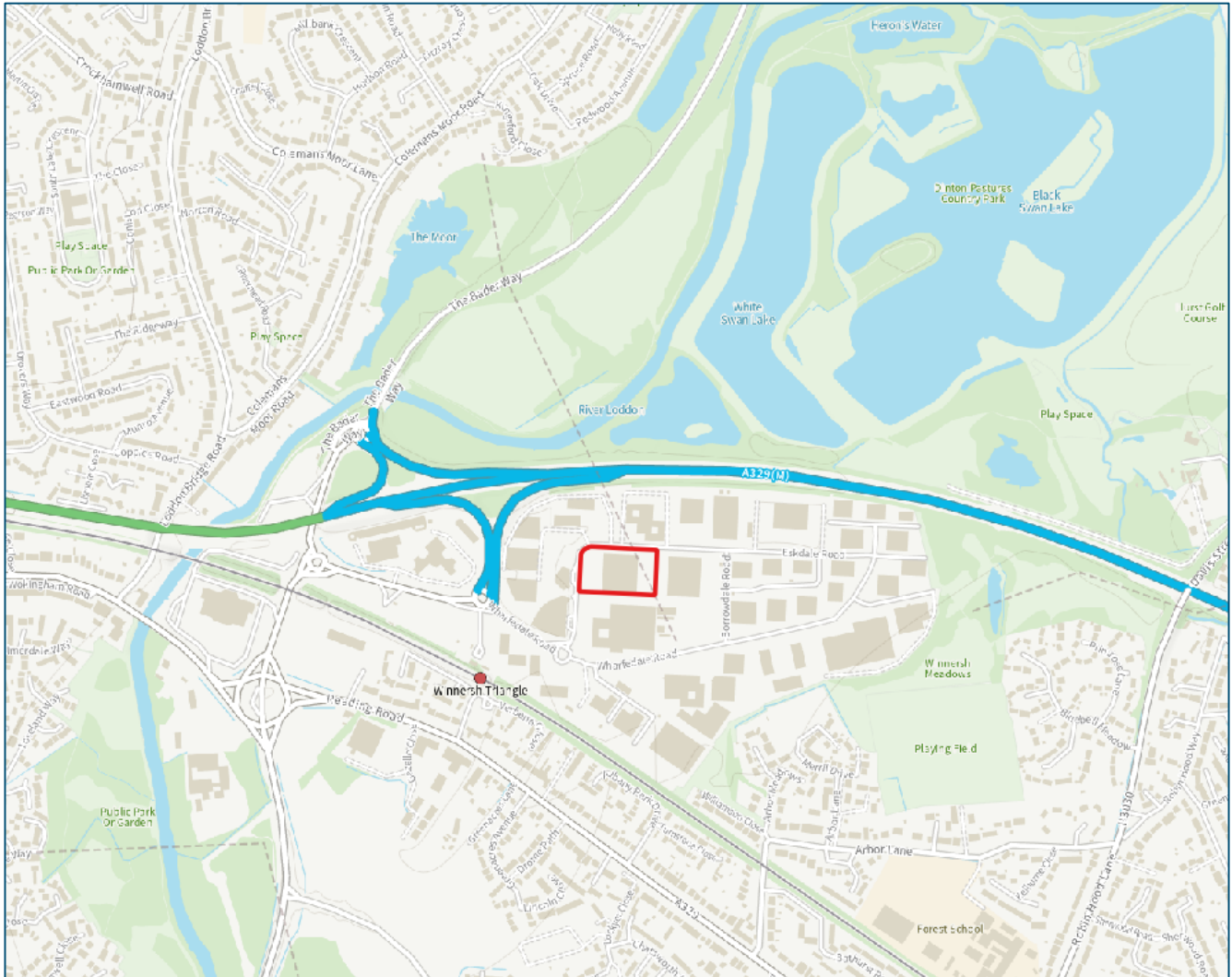


Figure 1: Approx. Assessment area.

2. Methods

2.1 Site Visit

JW Biodiversity management undertook a site visit on the 13th August 2025. This was to carry out a walk over of the site, determining the basic habitats present and their current condition. The potential for these habitats to support protected and notable species was also recorded. The site visit was carried out by an experienced ecologist who can appropriately identify habitats and assess their quality and suitability to support species.

The methodology followed that of an Extended Phase 1 Habitat Survey following the methodology of JNCC (1993) as modified by IEA (1995). The Phase 1 Habitat Survey is a standard technique for classifying and mapping British habitats. The aim is to provide a record of habitats that are likely to be ecologically important.

2.2 Protected Species

The following evidence of protected species or habitats to support them was assessed;

2.2.1 Badgers

Evidence of badger activity on site was assessed by searching for:

- Presence of setts, indicated by suitably sized holes or burrows with evidence of badgers such as badger hair and footprints
- Evidence of well runs supported by secondary evidence such as foraging signs or footprints; and
- Presence of badger latrines

2.2.2 Bats

The site was assessed for its potential to support:

- Roosting bats; and
- Foraging and commuting bats.

Features which could indicate a potential bat roost include:

- Holes and fissures in trees; and
- Gaps in buildings that could allow access to areas such as roof voids, e.g. holes in soffits, broken, loose or missing tiles, damaged lead flashing, etc.

The methodology for assessing bat roost potential followed that recommended by the Bat Conservation Trust².

2.2.3 Breeding Birds

The site was assessed for its potential to support nesting and breeding birds, considering factors including sufficient habitat cover and food sources.

2.2.4 Dormice

The site was surveyed for suitable dormouse habitat, such as the presence of a well-connected understorey broadleaf habitat, and suitable food sources such as hazel, oak and other nut-bearing trees, fruiting trees and shrubs, flowers and invertebrates. Where hazel nut shells were found, these were inspected for evidence of dormouse feeding.

2.2.5 Aquatic Mammals

Aquatic habitats were assessed for their potential to support aquatic mammals such as Otter or water vole. Signs including; foot prints, droppings and evidence of feeding were searched for.

2.2.6 Reptiles

The site was assessed for its potential to support reptile populations. Suitable habitat for reptiles includes long grass, scrub, woodland and hedgerow borders and wood/rubble piles that act as hibernacula.

2.2.7 Amphibians

Any aquatic habitat was assessed for its potential to support amphibian species, including Great Crested Newts. Any ponds on site were assessed, using the Habitat Suitability Index, for its potential to support Great Crested Newts. Terrestrial habitat was also assessed for its ability to support amphibians.

2.2.8 Other species

The site was assessed for its potential to support other notable species.

2.3 Desktop Study

Internet-based resources were consulted to identify designated nature conservation sites within 1km of the site and habitats of potentially high ecological importance and sensitivity within 500m of the site (e.g. ancient woodlands, ponds). A report from the Thames Valley Environmental Records Centre was also compiled on information regarding protected and notable species within 1 km of the site. Information on protected areas was also provided.

² Collins J. (ed) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition)*. The Bat Conservation Trust, London).

2.4 Biodiversity net Gain

A Biodiversity Net Gain Assessment has been conducted using the DEFRA Statutory Biodiversity Metric. This was conducted by a competent and qualified ecologist. The methodology set out in the Statutory Biodiversity Metric User guide was followed³. The statutory metric uses habitats, the places in which species live, as a proxy to describe biodiversity. These habitats are converted into 'biodiversity units'. These biodiversity units are the 'currency' of the metric.

More detail is provided on calculating units further on in the report.

³ The Statutory Biodiversity Metric: User Guide. July 2024. DEFRA.

3. PEA Results

3.1 Habitat Assessment

The location and extent of the habitats are shown in appendix 1. TN refers to a target note (see figure 3). CIEEM guidance recommends that the value or potential value of an ecological resource or feature should be determined within a defined geographical context. It recommends the following frame of reference.

- International;
- UK;
- National (i.e. England/Northern Ireland/Scotland/Wales);
- Regional;
- County (or Metropolitan - e.g. in London);
- District (or Unitary Authority, City, or Borough);
- Local or Parish; and
- Site
- Within zone of influence only (which might be the project site or a larger area).

The habitats will be assessed based on these criteria.

The current habitat layout is shown on figure 2. The table below describes the habitats present and their value within a geographical context. The BNG condition assessment information is also shown in the table, additional information is provided in the BNG section.

To help achieve the net gain a small area of off-site habitat has been enhanced. This is located close to the southern boundary of the site.

Habitat	Geographical context	Distinctiveness	Habitat Description	Strategic Significance	Condition	Size (Ha)
Area Habitats						
Developed land; sealed surface On and off site.	Site	V. Low	The site contained several structures. By far the largest was a warehouse (B1) at the centre of the site. Two small brick structures were located to the west of B1. A Small concrete and metal structure was located to the north. The majority of the site contained large concrete vehicle areas to the east and west. Numerous ruderal species were seen growing through gaps in the concrete - across the site. The buildings offer some potential for species such as nesting birds. Off- site there is a small electrical building.	Low	N/A	On site: 1.041 Off site: 0.0008
Introduced shrubs	Zone of Influence	Low	Small planters were located to the west of B1. These were removed before the site visit but contained a mixture of trees and ornamental species such as cotoneaster (<i>Cotoneaster horizontalis</i>). These were small areas of ornamental planting. Along the northern and western boundaries, within the grassland areas, were established areas of shrubs. These have not be mapped.	Low	N/A	0.0412
Modified Grassland	Site	Low	Along the north and west boundaries were areas of modified grass. This was maintained short. The north section was a grassy bund and on the south side of the bund was a significant amount of moss within the grass. <u>Dominant species:</u> Perennial ryegrass (<i>Lolium perenne</i>), Yorkshire for (<i>Holcus lanatus</i>). <u>Frequent species:</u> creeping buttercup (<i>Ranunculus repens</i>), white clover (<i>Trifolium repens</i>), daisy (<i>Bellis perennis</i>). <u>Occasional species:</u> dove's-foot cranesbill (<i>Geranium molle</i>), dandelion (<i>Taraxacum officinale</i>), selfheal (<i>Prunella vulgaris</i>), marestail (<i>Erigeron canadensis</i>), bitter dock (<i>Rumex obtusifolius</i>). <u>Rare species:</u> Red fescue (<i>Festuca rubra</i>), rough hawkbit (<i>Leontodon hispidus</i>), field bindweed (<i>Convolvulus arvensis</i>), bulbous buttercup (<i>Ranunculus bulbosus</i>), smooth cats ear (<i>Hypochaeris glabra</i>), small nettle (<i>Urtica urens</i>), bittersweet (<i>Solanum dulcamara</i>), prickly sow thistle (<i>Sonchus asper</i>). The short nature of the grass means it is unlikely to support protected and notable species.	Low	Poor	0.0931
Individual trees	Site	Medium	Several young and semi-mature trees were located along the north and west boundaries, within the modified grass areas. The trees appeared to be in good condition. Two trees had bird boxes installed. The ash trees all had signs of ash	Low	Moderate	0.2646

Habitat	Geographical context	Distinctiveness	Habitat Description	Strategic Significance	Condition	Size (Ha)
			dieback. Some shrubs were located around the trees but were too small an area to map. Species included: Whitebeam (<i>Sorbus aria</i>), Lawsons cypress (<i>Chamaecyparis lawsoniana</i>), ash (<i>Fraxinus excelsior</i>), Norway maple (<i>Acer platanoides</i>), maple species (<i>Acer spp.</i>). The trees have potential to support protected and notable species and provide connectivity across the local landscape. For the purpose of the net gain assessment some of the trees on site some of the trees have been excluded from the baseline as these are due to be removed because they have been deemed to be unsafe and are not being removed as a direct result of the development.			

Table 1: Description and value of habitats on site.

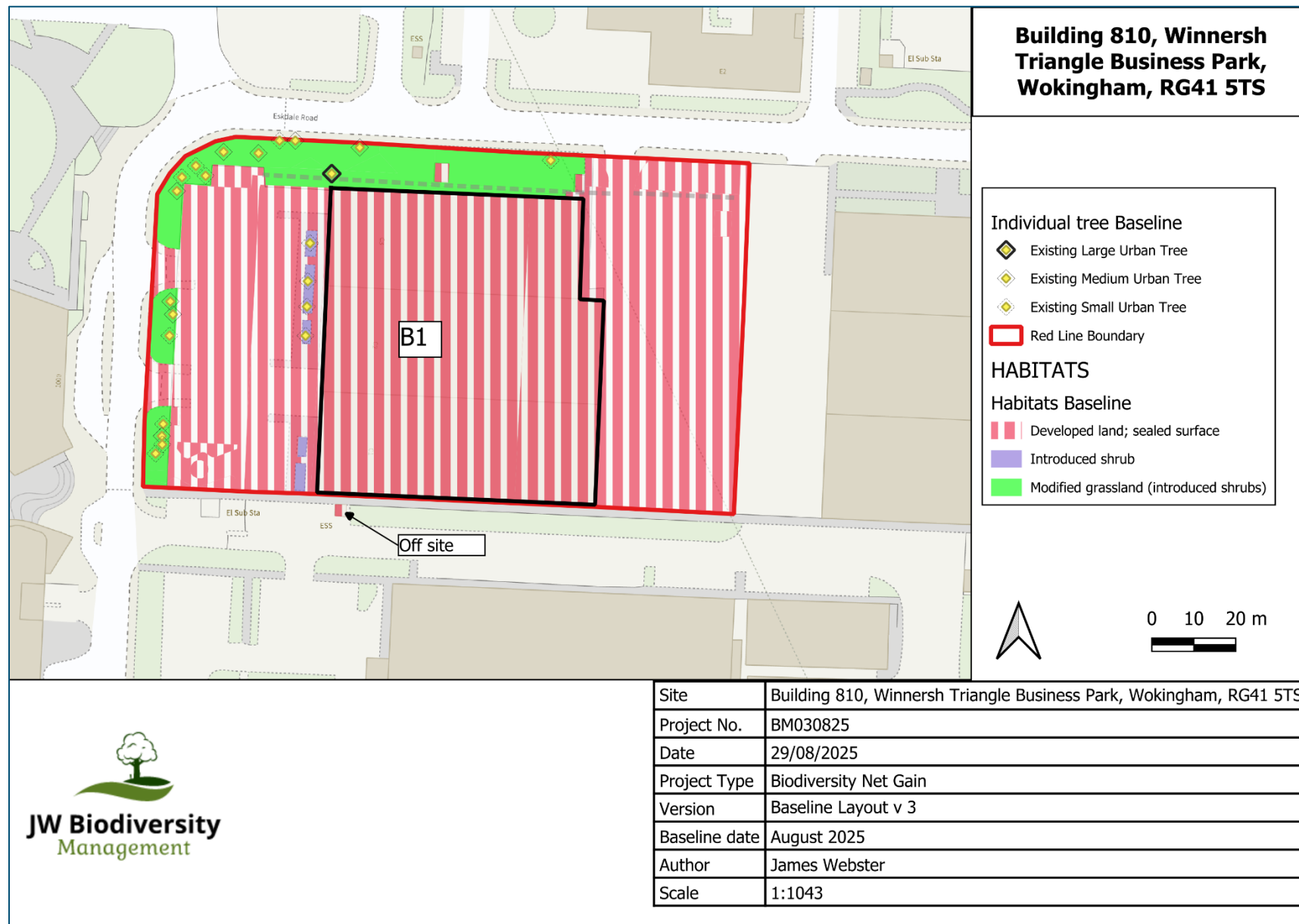


Figure 2: Current habitat layout.

3.2 Species Desktop Results

A recent biological record bureau search from TVERC produced some records of protected and Species of Conservation Concern (SoCC) within 1 km of the site. Table one below summarises the key species groups and protected areas within these results. A full list of the species can be seen on request.

Protected species are those listed on EC Habitats Directive- Annexes II and IV, EC Bird Directive- Annex I, Conservation (Natural Habitats) Regulations 1994- Schedules 2 & 5, NERC 2006 Section 41, Wildlife and Countryside Act 1981 (as amended)-Schedules 1, 5 & 8, Protection of Badgers Act 1992. Notable species are categorised as being a: BAP priority National, Red list species (not least concern) and or Red status bird species, Red Data Book Species, NERC species. Legislation and BAP designation are explained in the appendix.

Sites and Habitats	Present/Absent	Details		
Statutory sites	Present	There are statutory protected areas within 1 km of the site.		
Non-Statutory sites or Local Wildlife Sites	Present	A Berkshire Local Wildlife Site is located within 1 km of the site.		
Ancient Woodland	Present	Ancient woodland is located within 1 km of the site.		
Priority Habitats	Present	The local landscape contains areas of priority habitat including deciduous woodland and wetland habitats.		
Protected and Notable Species	Number of species	Number of records	Date of earliest record	Date of most recent record
Amphibian Species	5	361	2000	2022
Reptile Species	3	59	2002	2022
Invertebrate species	73	1450	1983	2025
Terrestrial Mammal Species (excl. Bats)	13	177	2002	2024
Bat Species	5	540	2000	2024
Bird species	141	23000+	2000	2024
Invasive Species	12	59	2001	2024

Table 2: Summary of protected areas and species information.

3.3.1 Other desktop results

Additionally, the Natural England resource; Magic map⁴, was consulted for any granted protected species licences that may be in the area. The closest is a record of a newt licence located approximately 500m to the southeast of the site.

⁴ www.magic.gov.uk

3.3 Site Assessment and Evaluation

The following assessment takes into account the information from the desktop study as well an assessment of the habitats on site and their potential to support protected and notable species. The likelihood of species being found on site is defined as follows;

- High- Definite signs of species identified on site and habitat considered suitable.
- Medium/ moderate- habitat considered suitable but obvious signs not necessarily detected.
- Low- no obvious signs and habitat considered sub-optimal. Though species may be present.
- Negligible- highly unlikely that species is present

The table below summarises the sites potential to support protected and notable species. Potential impacts are discussed and need for additional surveys and mitigation highlighted if required.

Ecological Feature	Evaluation of Feature on site and desktop records.	Evaluation	Relevant Legislation or Policy	Sites Potential to support	Next Steps
Designated sites for nature conservation	There are two statutory protected areas located within 1 km of the site (figure 3). The closest is a Site of Special Scientific Interest (SSSI), Lodge Wood & Sandford Mill, located 1.2km to the north of the site. A Local Nature Reserve (LNR) is located just to the northeast of the SSSI. A non-statutory protected area, encompassing several separate areas including Dinton Pastures Country Park, is located within 200m to the north of the site (figure 3). This is a relatively large area containing the several waterbodies to the north of the site as well as the River Loddon to the east of the site. It also stretches to the east and southeast of the site as well as along the River Loddon valley to the southwest.	The statutory protected areas are not located within proximity of the site and therefore unlikely to be directly impacted. The non-statutory protected area is located relatively close to the site. However, this is separated by built areas and, for the most part, a motorway. Therefore, direct impacts are considered unlikely. To reduce any residual impacts, it is recommended that pollution controls be implemented during construction.	Conservation of Habitats and Species Regulations 2017 (as amended); Wildlife and Countryside Act 1981 (as amended)	N/A	Pollution control measures during construction.
Priority Habitats	The local landscape contains habitats that are listed in the Priority Habitat Inventory (HPI). Several of the priority habitats are associated with the protected areas. These include deciduous woodland, grazing marsh, wet woodland, eutrophic standing waters, traditional orchards, reedbeds and rivers. There is an area of ancient woodland located approximately 830m to the south of the site (Winnersh woodland).	The priority habitats are not located within direct proximity of the site. Therefore, direct impacts are not considered likely. There is potential for indirect impacts during construction.	Natural Environment and Rural Communities (NERC) Act 2006 Section 41	N/A	Pollution control measures during construction.
Amphibians	The European protected species Great Crested Newt (<i>Triturus cristatus</i>) require both suitable aquatic habitats for breeding and terrestrial habitats to forage and shelter during the active season and hibernate over winter⁵. The TVERC data contains several records of GCN. The closest records are located approximately 400m to the south of the site. Other records are located within the LWS to the north and east of the site. The local records data also contains several records of common amphibians such as smooth newts	The site does not contain any suitable aquatic habitats. Looking at the OS map there is a pond located approximately 500m to the southeast of the site as well as the waterbodies in the protected area within 200m to the north of the site. All these ponds are separated from the site by urban areas including busy roads. The habitats on site contained limited suitability for amphibians; the grassland was mown short, and the site is dominated by built areas.	Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	Negligible.	None

⁵ Great crested newt mitigation guidelines. August 2001. English Nature.

Ecological Feature	Evaluation of Feature on site and desktop records.	Evaluation	Relevant Legislation or Policy	Sites Potential to support	Next Steps
	(<i>Lissotriton vulgaris</i>), common frog (<i>Rana temporaria</i>) and common toad (<i>Bufo bufo</i>). These are largely located within the protected areas. The MAGIC map shows several licences relating to GCN within the local area.				
Reptiles	Reptiles prefer sites with a diversity of habitats containing a number of micro habitats that provide suitable foraging and refuge sites⁶. The local records data contained several records of reptiles including; common lizard (<i>Zootoca vivipara</i>), grass snake (<i>Natrix Helvetica</i>) and slow worm (<i>Anguis fragilis</i>). The closest record is located approximately 385m to the south of the site and is of slow-worm. Other records are located in the protected areas to the north of the site.	The site generally lacked suitability for reptiles. The grassland lacks structural diversity that reptiles generally require. The built areas do not provide suitable reptile habitats. The site is also relatively isolated within an urban environment which further limits the potential for reptiles to be on site.	Wildlife and Countryside Act 1981 Section 1; NERC Act 2006 Section 41;	Negligible.	None.
Birds	Birds will nest in a variety of habitats including man made structures. Birds utilise different habitats for foraging and shelter. All bird nests are protected whilst they are in use. The local records data contained several records of notable bird species mostly associated with the habitats in the protected areas. The data includes records of Herring Gulls (<i>Larus argentatus</i>).	Herring gulls have been known to nest on the roof of B1. During the site visit, though it was not possible to view the roof, no significant gull activity was noted. A drone survey conducted by Nurture Pest control on the 11/08/2025 concluded; <i>Much less seagull activity on the main area of concern, almost certain all chicks have fledged.</i> During the site visit pigeons were noted within the B1, which was partially open to the elements. It is possible they were nesting within the building. The trees on site have potential to support nesting birds. Some trees have nest boxes. Nesting birds have potential to be impacted during construction.	Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	Moderate.	Further mitigation is required.

⁶ Edgar, P., Foster, J. and Baker, J. (2010). Reptile Habitat Management Handbook. Amphibian and reptile Conservation, Bournemouth

Ecological Feature	Evaluation of Feature on site and desktop records.	Evaluation	Relevant Legislation or Policy	Sites Potential to support	Next Steps
Bat commuting and foraging	Several bat species have been recorded in the local area. The closest records are located approximately 440m to the southwest of the site. There are several records of bats within proximity of the site. All bat species in the UK eat insects and forage along habitats such as hedgerows, woodlands, grasslands and waterways ⁷ . Bats use woodland edges, hedgerows, rivers and other linear features like tree-lined footpaths as corridors to commute from one area of countryside to another ⁸ .	The trees on site provide some potential bat foraging and commuting habitats and there is some connectivity for these species to the site. The development has potential to impact bat commuting and foraging habitats.	Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981 Schedule 5; NERC Act 2006 Section 41	Low	Further mitigation is required
Bat roosts Buildings	Buildings are known to provide suitable roosting opportunities for a number of bat species ⁹ . An external inspection of the buildings on site was carried out to assess their potential to support bat roosts, following Bat conservation trust guidelines ¹⁰ . The table in appendix 5 summarises the guidelines for assessing the potential suitability of structures. This table is taken from the Bat Conservation Trust good practice guidelines 2023 ¹¹ .	B1 was a large metal clad warehouse with a flat roof. The building has partially been taken down, with removal of some of the metal cladding. Externally no roosting opportunities were noted. Internally though egress was possible the interior lacked suitable roost features. The interior of the building contained a number of pigeons. No evidence of bats was seen.		Negligible.	None.
Bat Roost Trees	The trees on the sites were assessed for any Potential Roost Features (PRFs). The bat conservation trust provides information regarding features that may be present in trees that bats could potentially use for roosting.	In general, the trees did not contain PRFs. Some of the more mature trees did contain small features which had the potential to support individual roosting bats. These trees could be impacted as part of the development.		PRF-I (Low).	Further mitigation is required
Hazel dormouse (<i>Muscardinus avellanarius</i>)	Across its range prefer the successional stage of woody vegetation; this is the new growth that arises after woodland management such as coppicing, ride	The habitats on site are not considered suitable for this species. There is a lack of suitable connectivity to habitats with potential to support this species.	Conservation of Habitats and Species Regulations 2017; Wildlife and Countryside Act 1981	Negligible.	None.

⁷ <https://www.bats.org.uk/about-bats/where-do-bats-live/bat-habitats/foraging-habitats>

⁸ <https://www.bats.org.uk/about-bats/where-do-bats-live/bat-habitats/commuting-habitats>

⁹ Bats and Buildings. Bats and the Built Environment Series. Bat Conservation Trust. January 2012.

¹⁰ Collins J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London).

¹¹ Collins J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London).

Ecological Feature	Evaluation of Feature on site and desktop records.	Evaluation	Relevant Legislation or Policy	Sites Potential to support	Next Steps
	widening, thinning or glade creation, they may also occur in scrubby habitat ¹² . There are no records of dormouse within the local area.		Schedule 5; NERC Act 2006 Section 41		
Badgers (<i>Meles meles</i>)	Ideal badger habitat is a mixture of woodland and open country, they live in a network of underground burrows and tunnels know as a sett ¹³ . The local records data contains several records of badgers. The closest is approximately 480m to the northwest within the protected area.	No evidence of badgers was seen on the site. The site did not contain any evidence of badgers and is unlikely to support badgers. The site is isolated in an urban environment. The development is unlikely to impact badgers.	Protection of Badgers Act 1992	Negligible.	None.
Other mammals	Small mammals such as Hedgehogs (<i>Erinaceus europaeus</i>) prefer habitats such as woodland edges and hedges as well as suburban areas ¹⁴ . There are several records of hedgehog within the local area.	The habitats on site are unlikely to support these species.	NERC Act 2006 Section 41	Negligible.	None.

Table 3: Protected sites, habitats and species details.

¹² <https://ptes.org/get-informed/facts-figures/hazel-common-dormouse-muscardinus-avellanarius/>

¹³ [Badger \(*Meles meles*\) - British Mammals - Woodland Trust](#)

¹⁴ http://www.mammal.org.uk/sites/default/files/factsheets/hedgehog_complete_0.pdf

TVERC/25/0453 Building 810 Winnersh Triangle Business Park Designated Sites Map

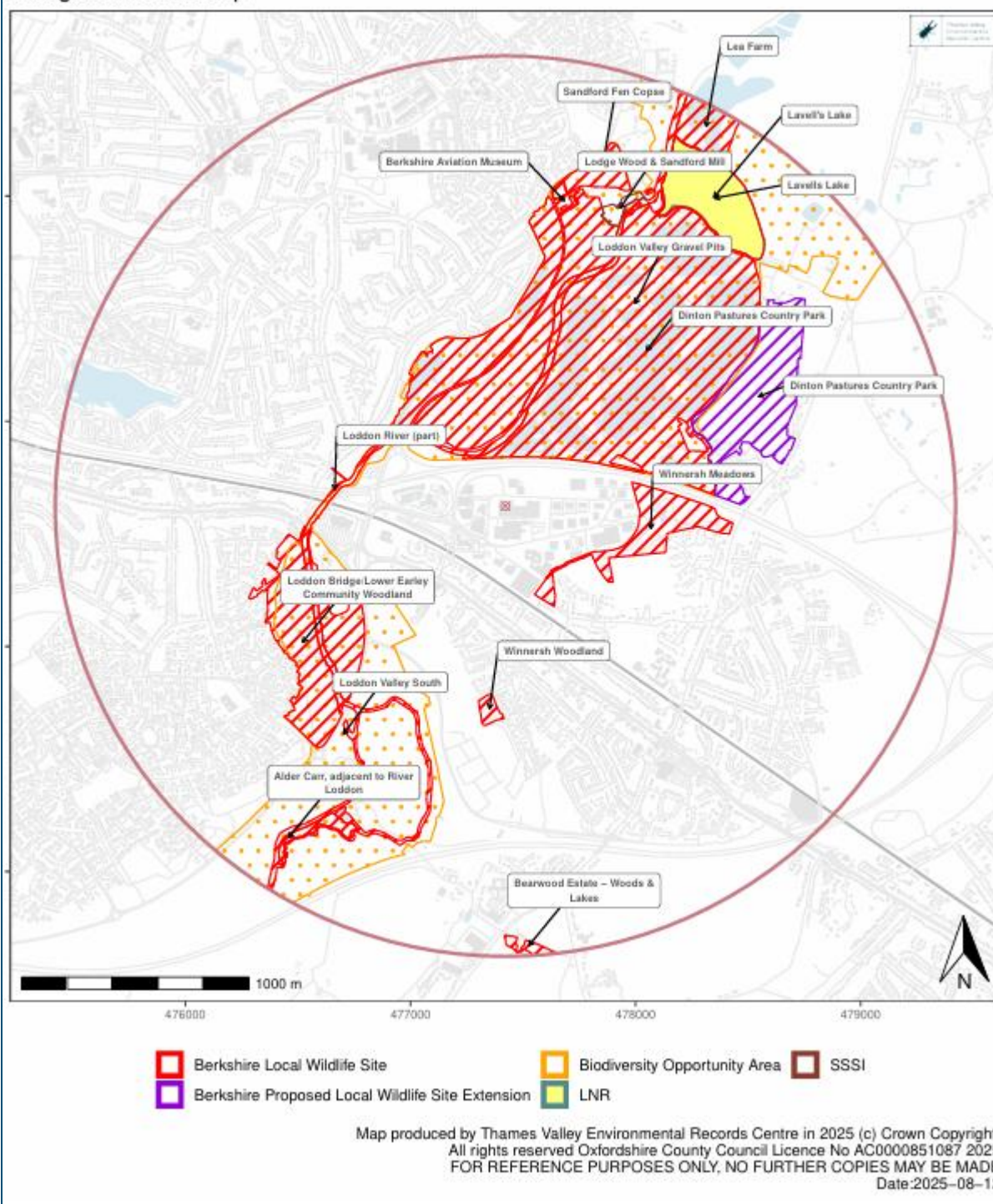


Figure 3: Location of protected areas (from TVERC).

Biodiversity Net Gain Assessment

4.1 Net Gain Target

Mandatory Biodiversity Net Gain, as part of the Environment Act (2021), came into effect in early 2024. Mandatory net gain requires a minimum of a 10% net gain.

The target will therefore be to show at least a 10% net gain. The Statutory metric will be used to measure the net gain.

4.2 Net Gain Assessment

A Biodiversity Net Gain Assessment has been conducted using the DEFRA Statutory Biodiversity Metric. This was conducted by a competent and qualified ecologist. The methodology set out in the Statutory Biodiversity Metric User guide was followed¹⁵. The statutory metric uses habitats, the places in which species live, as a proxy to describe biodiversity. These habitats are converted into 'biodiversity units'. These biodiversity units are the 'currency' of the metric.

A site visit to confirm habitats present, their relative condition (using the DEFRA metric condition assessment sheets) was conducted. This was conducted by an experienced and qualified ecologist who is proficient in the use of the Biodiversity Metric.

4.2.1 Mitigation Hierarchy

The Statutory Biodiversity Metric supports and reinforces the application of the mitigation hierarchy which is an important principle of ecological good practice. Applying the mitigation hierarchy means aiming to retain habitats in situ and avoiding or minimising habitat damage so far as possible, before looking to enhance or recreate habitats. This sequential approach is encouraged by biodiversity metric because it allows overall biodiversity gains to be achieved more easily through the avoidance of on-site habitat losses, rather than relying solely on the creation of new habitat or the enhancement of existing habitat. It works this way because the metric applies multipliers that are based on the risks inherent in creating or restoring habitat, and which are not applicable when existing habitat is safeguarded.

4.2.2 Statutory Obligations

The use of the biodiversity metric does not negate the projects statutory obligations in relation to protected species and habitats.

¹⁵ The Statutory Biodiversity Metric: User Guide. February 2024. DEFRA.

4.2.3 Calculating Units

Biodiversity units are calculated using the size of a parcel of habitat and its quality. The metric uses habitat area (measured in hectares) as its core measurement, except for linear habitats (hedgerows and lines of trees and rivers and streams) where habitat length (measured in kilometres) is used.

To assess the quality of a habitat biodiversity metric scores:

- Habitats of different types, such as woodland or grassland, according to their relative biodiversity value or distinctiveness. Habitats that are scarce or declining typically score highly relative to habitats that are more common and widespread.
- The condition of a habitat. Scoring the biodiversity value of the habitat relative to others of the same type.
- Being 'better' and 'more joined-up' are important facets of habitats that can contribute to halting and reversing biodiversity declines, so the metric also accounts for whether or not the habitat is sited in an area identified, typically in a relevant local strategy or plan, as being of strategic significance for nature.

4.2.4 Principles and rules of Biodiversity Metric

Principles

The Biodiversity metric works under the following principles;

- Principle 1: The metric assessment should be completed by a competent person.
- Principle 2: The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.
- Principle 3: This biodiversity metric should be used in accordance with established good practice guidance and professional codes.
- Principle 4: This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
- Principle 5: Biodiversity units are a proxy for biodiversity and should be treated as relative values.
- Principle 6: This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
- Principle 7: Habitat interventions need to be realistic and deliverable within a relevant project timeframe.

- Principle 8: Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation
- Principle 9: The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to:
 - maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) and ensure that proposed or retained habitat parcels are of sufficient size for ecological function.
- Principle 8: Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.
- Principle 9: The metric does not enforce a minimum habitat size ratio for compensation of losses. However, proposals should aim to:
 - maintain habitat extent (supporting more, bigger, better and more joined up ecological networks) and
 - ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

Rules

The following rules apply to the biodiversity metric;

- Rule 1: The trading rules of this biodiversity metric must be followed.
- Rule 2: Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.
- Rule 3: To accurately apply the biodiversity metric formula, you must use the statutory biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.
- Rule 4: In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

4.3 Baseline Assessment Scores

4.3.1 Habitat Condition

Habitat condition is a measure of the state of a habitat and is used to measure variation between parcels of the same habitat type. Condition is often linked to past management, present management, and land use.

The biodiversity metric provides a list of assessment criteria for each habitat type. The condition of the habitat is then assessed against these criteria; the more criteria present within the habitat the higher the assessed condition. Condition assessment sheets are provided in the appendix. Location of current habitats are shown in figure 2.

4.3.2 Habitat Distinctiveness

Distinctiveness is a measure based on the type of habitat and its distinguishing features. Professional survey is required to determine habitat type.

The biodiversity metric tool automatically assigns distinctiveness category to your selected habitats.

4.3.3 Strategic Significance

Strategic significance is one of the inputs of the Statutory Biodiversity Metric (SBM) which contributes towards the calculation of Biodiversity Units (BU). It is a multiplier within the calculation that responds to the local significance of the habitat based on its location and the habitat type.

When a Local Nature Recovery Strategy (LNRS) has been published, you should use the relevant published LNRS. As an LNRS has not yet been published the Strategic Significance has been calculated based on existing guidance such as Biodiversity Opportunity Areas, protected areas and priority habitats.

4.3.4 Baseline Scores

The current habitats are described in table 1. The baseline scores are:

- On site: 2.64 Habitat Units.

4.4 Post Development Assessment

Plans showing the layout of the proposed habitats across the site are shown in figure 5. The proposed development layout is shown in the appendix.

As can be seen in the proposed plan in the appendix the proposed development will largely impact B1 and areas of hardstanding. The shrub beds and trees to the west of B1 will be removed. Two of the trees along the northern edge of the site will be removed.

To deliver the net gain on site it is proposed to plant several new urban trees across the site. As per the biodiversity metric guidelines these will be classed as 'small' trees and planted approximately 7m apart. These trees will increase potential bat foraging and commuting habitat across the site as well as nesting bird habitats.

A further enhancement will be provided by enhancing areas of the modified grassland into areas of higher distinctiveness grassland; other neutral grassland. New areas of other neutral grassland will also be created along the northern and eastern edge of the site. This will provide a higher value and floral rich habitat that will benefit a range of species. Areas of modified grassland will be retained to the west of the site.

Several areas of introduced shrubs will be added across the site. Though these will largely be ornamental in nature it is recommended that a variety of species be used including those listed on the RHS pollinator friendly list. Areas of native shrub will be added to the northern boundary.

Two small areas of biodiverse green roof will be added to cycle shelters to the northeast and southwest of the site. Though small these habitats will help to break up the urban nature of the site.

Though hedgerow units are not requiring a section of native hedgerow will be added to the north of the new building. This will provide an additional benefit for wildlife.

Off-site a small shrub bed with an individual tree will be created in the area formally occupied by the electronics room.

The table below summarises the proposed habitats and provides a brief management prescriptions to reach the desired conditions.

Figure 5 shows the proposed habitat layout.

The tables below summarise the enhanced and created habitats based on the habitat classification used in the BNG calculations.

Habitat	Area (Ha)	Distinctiveness	Desired condition	Strategic Significance	Required Enhancements/ Management
On Site					
Developed land; sealed surface	1.0173	V. Low	N/A	Low strategic significance	Follow enhancement measures
Introduced shrub	0.0179	Low	n/a	Low strategic significance	- Plant a variety of different ornamental species were possible. - Plant native trees
Other neutral grassland (enhanced from modified grassland and created).	0.0948	Medium	Moderate	High Strategic significance.	- Sow with suitable wildflower Mix. - Retain modified grassland areas - Varied sward height- >20% <7cm and >20% <7cm. - Maintain Bracken <20% and scrub <5%. - Maintain an absence of non-native species and <5% undesirable species/ damage. - Allow sward to develop through spring and summer. Cut down and remove arisings in late summer/ autumn.
Urban Trees (planted and retained)	0.3095	Medium	Moderate	Low strategic significance	- Plant variety of trees including native species - Protect retained trees during construction. - Allow canopy to develop natural y - Allow ecological niches to develop. - Avoid damage to trees and excessive pruning.
Biodiverse green roof	0.0035	Medium	Moderate	Low strategic significance	- Create a varied structure- use native species - Control non-native species - Ensure varied depth 80- 150 mm. At least 50% 150mm.
Off Site					
Introduced shrub	0.0008	Low	n/a	Low strategic significance	- Plant a variety of different ornamental species were possible. - Plant native trees
Urban tree	0.0041	Low	Moderate	Low strategic significance	- Plant variety of trees including native species - Allow canopy to develop natural y - Allow ecological niches to develop. - Avoid damage to trees and excessive pruning.

Table 4: Summary of habitats post development with grassland enhancement and woodland creation.

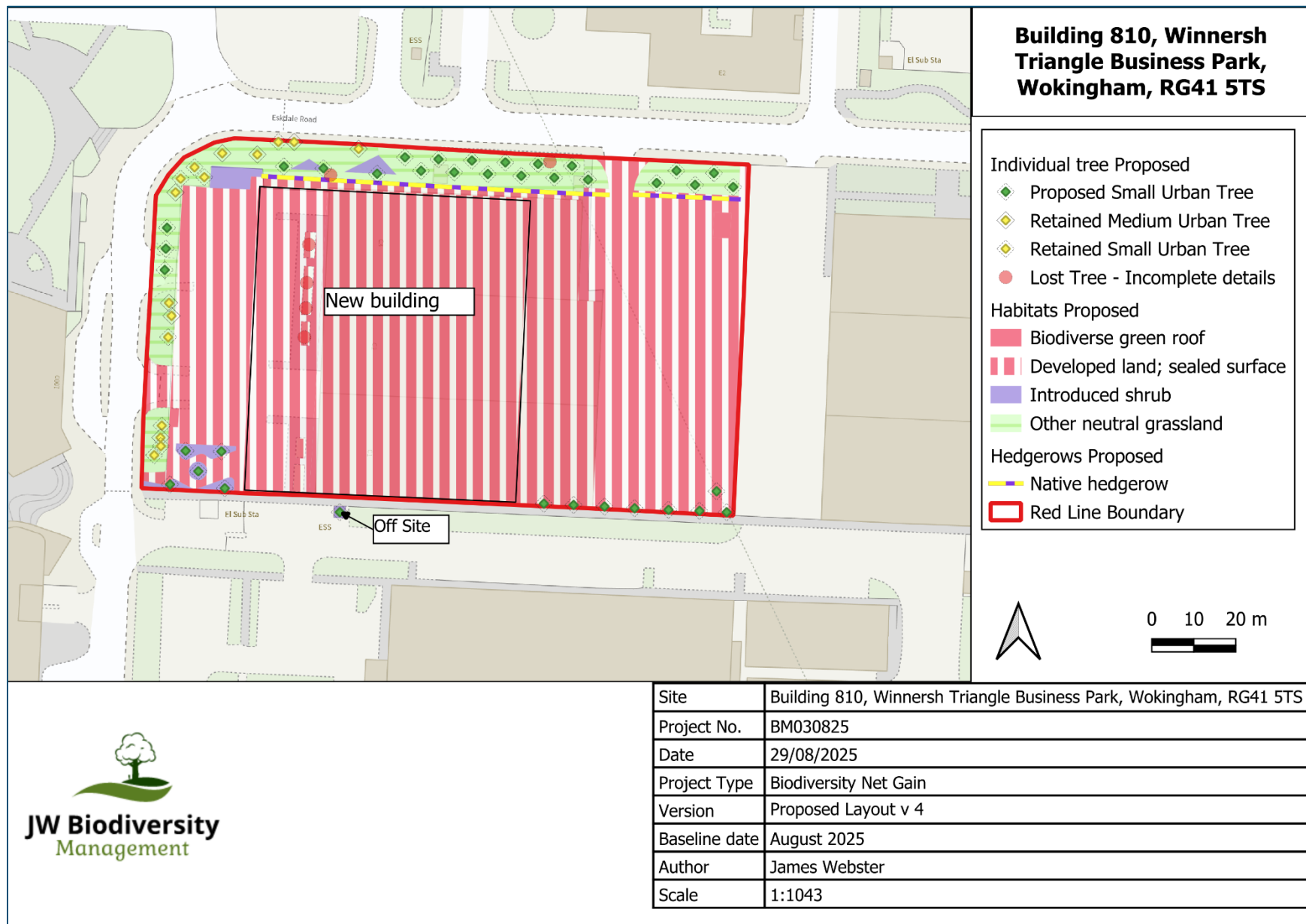


Figure 5: Proposed Habitat Layout

4.5 Biodiversity Net Gain Results

The table below provides a summary of the results of the Biodiversity Net Gain Assessment. The proposed change in habitats will provide a 23.59% net gain in habitat units. The target for net gain has been met.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.52
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	23.59%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	Yes ✓	

Table 5: Summary of BNG Results.

4.5.1 Trading Rules

The trading rules set minimum habitat creation and enhancement requirements to compensate for specific habitat losses, up to the point of no net loss. They are based on the habitat type and distinctiveness of the lost habitat.

The trading rules have been met.

4.5.2 Long term management

Once the proposed layout has been agreed with the local planning authority a Habitat Management and Monitoring Plan (HMMP) will need to be produced to ensure the habitats on site reach and maintain their desired condition. This could be granted as a condition of planning permission should the local authority be so inclined.

A formal agreement between the landowner and the local authority will also need to be entered into to ensure the long term (at least 30 years) management of the habitats on site.

5. Discussion & Recommendations

The table below outlines the recommended next steps in respect of relevant survey, mitigation or enhancements identified for sites and species associated with the Proposed Development. The table below includes optimal survey periods, constraints that need to be considered in the survey programme and related best practice guidance.

The timing of ecological surveys is critical to project planning, as many species surveys are seasonally constrained. Early engagement with these survey requirements can help avoid delays in the planning process and ensure that appropriate mitigation measures can be developed where necessary. Similarly, mitigation measures may have certain constraints associated with them and should be factored into construction plans at the earliest stages to reduce potential delays.

Ecological Receptor	Mitigation/ Further Survey	Enhancements
Designated Sites for Nature Conservation and priority habitats.	To avoid impacts to designated sites and priority habitats adequate pollution control measures are recommended. This should include: • Suppression and monitoring of dust where relevant. • Root and crown protection of trees. • Control sources of aquatic pollution, particularly from entering local water courses or ground water. • All proposed work must strictly be in accordance with all relevant Pollution Prevention Guidelines (PPG) published by the Environment Agency which may include but is not limited to PPG1 (general), PPG5 (works in, near, or liable to affect watercourses) and PPG6 (work at construction & demolition sites). Contingency plans should be drawn up to address chemical spillage, collision, etc. • Check, clean and dry tools/ vehicles to restrict potential of spreading non-native species.	The proposed enhancements will potentially increase priority habitats in the area and will help contribute to the local landscape.
Bats	The buildings were not considered as having potential to support a bat roost. It should be noted that bat absence is very difficult to prove definitively due to their mobility and size, and single or small numbers of bats are able to roost in extremely small spaces, such as in gaps between panels. The development work should be undertaken with care, for example with roof tiles lifted rather than dragged. If during development works a bat (or an accumulation of bat droppings) is discovered at any time, work is to temporarily cease whilst an experienced bat ecologist is contacted for guidance and assistance. This can be the Bat Conservation Trust (BCT) helpline (0845 1300 228). The site has potential to support commuting and foraging bats. The proposed development will not likely impact these habitats significantly. The retained trees will have adequate root and crown protection during construction. The proposed enhancement will provide addition habitat for bats. A sensitive lighting scheme should be incorporated into the final design to protect existing habit habitats and any newly created habitats on the site. To protect potential roost or bat foraging/ commuting habitat in the area it will be important to: • Using Low-pressure sodium lamps instead of high- pressure sodium or mercury lamps; • Maintaining the brightness as low as possible; • Directing the lighting to where it is needed to avoid light spillage; and, • Minimising upward lighting to avoid light pollution. • Avoid illuminating the wider habitats on site, particularly any mature trees or hedgerows and the pond, at dusk or nighttime- Guidelines provided by the Bat Conservation trust and ILP should be followed¹⁶ The trees proposed to be removed will be soft felled; cut down in sections and lowered to the ground, with cut sections left on site for at least 24 hours.	The proposed grassland enhancements and tree planting will provide benefits for bats. It is also recommended that bat boxes be added to the site.
Nesting Birds	Based on the site visit and the current report from Nurture pest control (see appendix) it appears that the herring gulls on the roof have completed nesting with all chicks having been fledged.	Include native tree planting in the final design.

¹⁶ <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

Ecological Receptor	Mitigation/ Further Survey	Enhancements
	Pigeons were noted within the building and though no nesting activity was observed it is possible that these birds have been nesting. Demolition works are planned to commence towards the end of August/ early September. Based on the current evidence it is considered unlikely that works will impact nesting birds. However, to avoid any potential impacts, it is recommended that demolition be carried out in a cautious way checking for presence of nesting birds. If an active nest is discovered during the inspection, establish a safety perimeter around the nest. This perimeter must be maintained until the chicks have fledged.	Include bird boxes in the development.

Table 6: Recommendations regarding protected species and habitats.

6. Summary

A Biodiversity Net Gain assessment has been conducted by a competent ecologist and recommendations have been made to ensure the project achieves a net gain. This is in line with local and national planning policies. Recommendations have also been made in relation to protected and notable species.

Recommendation	Action	Justification
Protection of breeding birds*	Carry out building demolition outside of or at end of nesting bird season. Carryout works in a cautious way.	The buildings have supported nesting birds in the past.
Cautious demolition of buildings*	Careful working when demolition of buildings.	This will protect bats in unlikely event they are present.
Appropriate lighting for bats*	Avoid illuminating bat foraging and commuting habitat- woodland/ scattered trees. During and post development.	This will help limit disturbance to bat species in the longer term.
Soft fell trees*.	Cut down trees in stages and lower to the ground, leave cut material on site for 24 hours.	This will protect animals if present.
Adequate pollution control	Habitats on site should be adequately protected to ensure no polluted runoff in on site or adjacent land. All oils, fuels and chemicals should be adequately stored on site in bunded containers with appropriate spill kits and emergency procedures in place.	This will protect habitats on site and those in the nearby landscape.
Inclusion of bird and bat boxes in the development/ landscaping	Place boxes in suitable locations within the landscaping.	This would benefit local bird and bat populations on the site and within the local area.
Long term management plan*.	Prepare a long-term management plan to demonstrate how net gain will be achieved and maintained.	This will ensure the project is compliant with BNG legislation.

Table 7: Summary of recommendations

* Denotes recommendation relating to legislation.



	Baseline habitats	Proposed Habitat (Broad habitat pre-populated but can be overridden)		Change in distinctiveness and condition		Area (hectares)	Distinctiveness	Condition	Strategic significance	Temporal risk multiplier		Difficulty risk multipliers	Habitat units delivered
Baseline ref	Baseline habitat	Proposed Broad Habitat	Proposed habitat	Distinctiveness change	Condition change				Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of enhancement	
1	Grassland - Modified grassland	Grassland	Other neutral grassland	Low - Medium	Lower Distinctiveness Habitat - Moderate	0.0186	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Low	0.13
2	Grassland - Modified grassland	Grassland	Other neutral grassland	Low - Medium	Lower Distinctiveness Habitat - Moderate	0.0073	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Low	0.05
3	Grassland - Modified grassland	Grassland	Other neutral grassland	Low - Medium	Lower Distinctiveness Habitat - Moderate	0.05	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	Standard time to target condition applied	10	Low	0.34
					Total habitat area	0.08							0.88

Proposed habitats		Distinctiveness	Condition	Strategic significance		Temporal multiplier		Difficulty risk multipliers	Hedge units delivered
Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition (years)	Final difficulty of creation		
Native hedgerow	0.107	Low	Moderate	Formally identified in local strategy	Standard time to target condition applied	5	Low	0.41	
	0.11							0.41	

[illegible]

[illegible]

7.3 Appendix 3: Condition Assessments

Modified Grassland

Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	Species poor
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N	Mostly short mown.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	y	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	y	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	
Essential criterion achieved (Yes or No)			N
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved *//	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	X	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		

Individual trees

Individual trees (description applied to the urban or rural environment):

Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):

Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location		Survey date and Surveyor name											
		Survey reference (if relating to a wider survey)											
Limitations (if applicable)		Habitat parcel reference											
		T657-Cypress	Group A	T501-Rowan	Group B	Group C	Group D	Group E					
		Grid reference											
Condition Assessment Criteria													
		Criterion passed (Yes or No)										Notes (such as justification)	
A	The tree is a native species (or at least 70% within the block are native species).	N	N	Y	Y	Y	Y	Y					
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y	Y	N	Y	Y	Y	Y					
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N	N	N	N	N	N	N					
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y	Y	Y	Y	N	N	N					
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N	Y	Y	N	Y	Y	Y					
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y	Y	Y	N	Y	Y	Y					
Number of criteria passed		3	4	4	3	4	4	4					
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved ✖/✓											
Passes 5 or 6 criteria	Good (3)												
Passes 3 or 4 criteria	Moderate (2)	X	X	X	X	X	X	X					
Passes 2 or fewer criteria	Poor (1)												
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.													

7.4 Appendix 4: Photos

Feature	Photo
Showing exterior of B1.	 A wide-angle photograph of a large, two-story industrial building with a dark, flat roof. The building features numerous windows and a central entrance. In the foreground, there is a large, open gravel lot with some sparse vegetation. A blue car is partially visible on the right side of the frame.
Interior of B1	 A photograph of the interior of a large industrial building. The ceiling is high and features a series of yellow structural beams. The walls are made of brick, and there are large windows allowing natural light to enter. The floor appears to be concrete, and there is some debris or construction material visible in the background.

Showing grassland and ornamental poplars to northeast of site.



Showing hardstanding to east of site, trees in background..



Showing short mown grass and trees to north of the site.



7.5 Appendix 5: Bat roost potential of buildings from Bat Conservation Trust

Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and 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 ^a	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 the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b 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 ^c).	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 ^b 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 ^b 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, lines 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 broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute). b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance. c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2016 and Jansen et al., 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.		

7.6 Appendix 6: Nurture Pest Control report



INSPECTION REPORT

Telephone: 01344 234000

Customer Name: Winnersh Triangle	Date: 11/08/2025 12:46	Current RA in place? ✓	Any on site RA Changes? No
Address: Winnersh Triangle Business Park - B Block	Time In: 11:16	Reason for Callout:	Routine
Winnersh	Time Out: 12:46	Job ID:	30508181
RG41 5TU	Total Time: 01:30	Customer Ref:	Bird Management
		Job Ref:	Q1026

Pest Species covered on today's visit:

☐	Pigeons	☐	Mouse External	☐	Flies	☐	Other - Please See Observations
☒	Gulls	☐	Cockroaches	☐	Wasp	☐	
☐	Brown Rat	☐	Bedbugs	☐	Garden Ants	☐	
☐	Mouse Internal	☐	Fleas	☐	Birds - Non Target Species	☐	

Works completed on today's visit:

Observation

Routine contracted visit completed using bird of prey and spot cleaning

Observations from today's site visit:

Much less seagull activity on the main area of concern, almost certain all chicks have fledged

Recommendations from today's site visit:

Another survey recommended via drone continue with regular Bird abatement program

Materials Used	Quantity
Harris Hawk Used(ea) (1)	1

Customer Name: Mark	Engineer Name: N1 - Jim Bennett
Customer Signature: [Redacted]	Engineer Signature: [Redacted]

7.7 Appendix 7: Legislation

Protected species have protection under national legislation such as the Wildlife and Countryside Act 1981 and European legislation such as the Habitats Directive.

Please note the following:

- (1) If there is no record of a particular protected species, this does not signify that the species is absent from the site in question. It may mean that it has not been recorded, that the site has not been surveyed for this species, or that data relating to its presence has not been made available to us.
- (2) The presence of a protected species record does not mean that the species is still present. It means that the species was recorded at that time and place. The implications of the record should be further evaluated, and a survey to establish the current status may be required.
- (3) The following summary of legislation is designed purely as a basic guide, if any action is to be taken regarding any of the protected species listed, then it is imperative that the full relevant legislation be consulted.

WILDLIFE PROTECTION LEGISLATION IN ENGLAND

Legislation that protects wildlife in England exists at the European and national level.

European Law

The Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979) was aimed at ensuring conservation and protection of all wild plants and animals, increasing cooperation between states, and affording special protection to the most vulnerable or threatened species. It was implemented by the EC Birds Directive (Council Directive 79/409/EEC) and the EC Habitats Directive (Council Directive 92/43/EEC).

The Bonn Convention on Migratory Species of Wild Animals (1979 & 1994) requires the protection of migratory animals. It was implemented by the EC Birds Directive (Council Directive 79/409/EEC) and the EC Habitats Directive (Council Directive 92/43/EEC).

The EC Habitats Directive aims to establish a network of protected areas in order to maintain the distribution and the abundance of threatened species and habitats. A number of species are listed in the annexes.

Annex II lists animals and plants whose conservation requires the designation of Special Areas of Conservation (SACs).

Annex IV lists animals and plants in need of strict protection. For the animals, this prohibits deliberate capture, killing, disturbance (especially during breeding period), destruction or taking of eggs from wild, and destruction or deterioration of breeding sites or resting places. For the plants,

this prohibits deliberate picking, collecting, uprooting, cutting, destruction, and trade in entire plants or parts, at all stages of life.

Annex V lists animals and plants for which taking in the wild may be subject to management measures

National Law

Wildlife and Countryside Act The Wildlife and Countryside Act 1981 (as amended) is the main source of legal protection for wildlife in England and was strengthened by the Countryside and Rights of Way Act 2000. A statutory five-yearly review of Schedules 5 and 8 (protected wild animals and plants) is undertaken by the relevant authorities. Species protection is provided under Schedules 1, 5, 6 and 8:

Schedule 1 lists bird species that are rare, endangered, declining or vulnerable. The Schedule is divided into two parts. Part I lists birds which receive special protection; these birds receive additional protection from disturbance at the nest. Part II lists birds that receive the same level of special protection, but only during the breeding season.

Schedule 5 protects animal (other than bird) species from certain actions, according to the sections of the Act under which they are listed:

S9 (1) prohibits the intentional killing, injury or taking. S9 (2) protection is limited to possessing and controlling. S9 (4a) prohibits the damaging, destroying or obstructing access to any place used by the animal for shelter or protection. S9 (4b) prohibits disturbing the animal while it is occupying any structure or place which it uses for shelter or protection. S9(5) prohibits the selling, offering for sale, possessing or transporting for purpose of sale, or advertising for sale, any live or dead animal, or any part of, or anything derived from such an animal. Species on this Schedule do not appear on the PSI.

Schedule 6 lists animals that may not be killed by certain methods. Even humane trapping for research requires a licence.

Schedule 8 lists plant species for which it is prohibited to intentionally pick, uproot, destroy, trade in, or possess (for the purposes of trade).

Under the Wildlife and Countryside Act, all wild plants in Britain are protected from intentional uprooting by an unauthorised person. Landowners, land occupiers, persons authorised by either of these, or persons authorised in writing by the Local Authority for the area are exempt from this, except for Schedule 8 species.

Conservation Regulations the Conservation of Habitats and Species Regulations 2010 (as amended) transpose the EC Habitats Directive into national law. In addition to enabling the designation of SACs, the regulations also provide species protection:

Schedule 2 protects the listed animals from deliberate capture, killing, disturbance or trading in.

Schedule 4 protects the listed plants from picking, collecting, uprooting, destroying or trading in.

These actions can be made lawful through the granting of licences by the appropriate authorities. Licences may be granted for a number of purposes, but only after the appropriate authority is satisfied that there are no satisfactory alternatives and that such actions will have no detrimental effect on wild the population of the species concerned.

Protection of Badgers Act the Protection of the Badgers Act prohibits the killing, injuring or taking of badgers and damage or interference with a badger sett, unless licensed to do so by a statutory authority.

International and European Obligations

In the UK, species receiving protection under international legislation and agreements are protected through the Wildlife and Countryside Act, so are not shown separately in the BMERC notable species lists. For reference, the relevant categories are shown below.

Bern Convention on the Conservation of European Wildlife and Natural Habitats the Bern Convention aims to ensure the conservation of wild flora and fauna species and their habitats.

- Appendix 1 (strictly protected flora) - Plants for which contracting parties will prohibit deliberate picking, collecting, cutting or uprooting.
- Appendix 2 (strictly protected fauna) - Animals for which contracting parties will prohibit deliberate capture, possession, killing, damage to or destruction of breeding or resting sites, disturbance or destruction or taking of eggs. Appendix 3 (protected fauna) - Animals for which contracting parties will include closed seasons and regulate their sale, keeping for sale, and transport for sale or offering for sale of live and dead wild animals. (Not included in Notable Species List).

Bonn Convention on Migratory Species the Bonn Convention aims to conserve terrestrial, marine and avian migratory species throughout their range.

- Appendix 1 (migratory species threatened with extinction) - Species for which contracting parties will strictly protect and endeavour to conserve or restore the places where they live, mitigating obstacles to migration and controlling other factors that might endanger them.
- Appendix 2 (migratory species that need or would benefit from international co-operation) - Species for which contracting parties will be encouraged to conclude global or regional agreements for the conservation and management of individual species or, more often, of a group of species. (Not included in Notable Species List).

The EC Council Directive on the Conservation of Wild Birds the Birds Directive provides a framework for the conservation and management of all wild birds in Europe. As well as designating important sites for birds as Special Protection Areas, birds are generally protected from deliberate killing or capture and destruction of or damage to their nests or eggs, and deliberate disturbance. Allowances are made for game birds.

UK BAP & notable species

UK Biodiversity Action Plan and Section 41 Species

Biodiversity, or biological diversity, is the whole variety of life on Earth. The Convention on Biological Diversity (CBD) came about as a result of the 1992 Earth Summit. As one of 168 countries to sign up to the CBD, the UK was required to develop a national strategy for the conservation of biodiversity; the UK Biodiversity Action Plan (UKBAP) was born.

The UKBAP is the result of contributions involving a wide range of people and organisations, enabling the identification of species and habitats that are listed as priorities for conservation action. A 2007 review of the UKBAP has resulted in 1149 species and 65 habitats being listed as conservation priorities. For more information see www.ukbap.org.uk.

In addition to the national priorities and targets, action is also being taken at local level. The Essex Biodiversity Project is responsible for implementing the Essex Biodiversity Action Plan, which has 28 priority species and 15 priority habitats currently listed. For more information see www.essexbiodiversity.org.uk.

The UK BAP

(From Explanatory Note by Defra and Natural England on Section 41 of the Natural Environment and Rural Communities

(NERC) Act 2006 - Habitats and Species of Principal Importance in England)

The England Biodiversity List has been developed to meet the requirements of Section 41 of the Natural Environment and Rural Communities Act (2006). This legislation requires the Secretary of State to publish a list of species of flora and fauna and habitats considered to be of principal importance for the purpose of conserving biodiversity.

The S41 list will be used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006 'to have regard' to the conservation of biodiversity in England, when carrying out their normal functions. In particular:

- Regional Planning Bodies and Local Planning Authorities will use it to identify the species and habitats that should be afforded priority when applying the requirements of National Planning Policy framework (NPPF) and PPS9 Circular to maintain, restore and enhance species and habitats.
- Local Planning Authorities will use it to identify the species and habitats that require specific consideration in dealing with planning and development control, recognising that under NPPF and PPS9 Circular the aim of planning decisions should be to avoid harm to all biodiversity.
- All Public Bodies will use it to identify species or habitats that should be given priority when implementing the NERC Section 40 duty.

Habitats of Principal Importance Fifty-six habitats of principal importance are included on the S41 list. These are all the habitats in England that have been identified as requiring action in the UK Biodiversity Action Plan (UK BAP). They range from habitats such as upland hay meadows to lowland mixed deciduous woodland and from freshwater habitats such as ponds to marine habitats such as subtidal sands and gravels.

Species of Principal Importance There are 943 species of principal importance included on the S41 list. These are the species founding England which have been identified as requiring action under the UK BAP. In addition, the Hen Harrier has also been included on the List because without continued conservation action it is unlikely that the Hen Harrier population will increase from its current very low levels in England.

Relationship with the UK Biodiversity List of Species and Habitats the UK BAP list of priority species and habitats is an important reference source and will be the focus for conservation action across the UK over the next decade. It has been used to draw up the species and habitats of principal importance in England under S41 of the NERC Act.

The revised UK BAP list of priority species and habitats can be downloaded from the UK Biodiversity Website: <http://www.ukbap.org.uk/NewPriorityList.aspx>

Relationship with the biodiversity duty under Section 40 of the NERC Act There is a general biodiversity duty in the NERC Act (Section 40) which requires every public body in the exercising of its functions to 'have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'.

There is no direct relationship between the Section 41 duty on the Secretary of State to publish the list and promote the taking of steps to conserve the habitats and species on it, and the Section 40 duty on public bodies to have regard to the purpose of conserving biodiversity. Importantly:

(a) Biodiversity, as covered by the Section 40 duty includes all biodiversity and not just the habitats and species of principal importance. However, there is an expectation that public bodies would refer to the S41 list when complying with the section 40 duty.

(b) The duty on the Secretary of State to promote the taking of steps by others is not restricted to public bodies.

Defra guidance for local authorities and public bodies on implementing the biodiversity duty in the NERC Act draws attention to the S41 list, emphasising that local authorities and public bodies have a role to play in ensuring the protection of these species and habitats. Copies of the guidance can be downloaded from: <http://archive.defra.gov.uk/environment/biodiversity/documents/pa-guid-english.pdf>