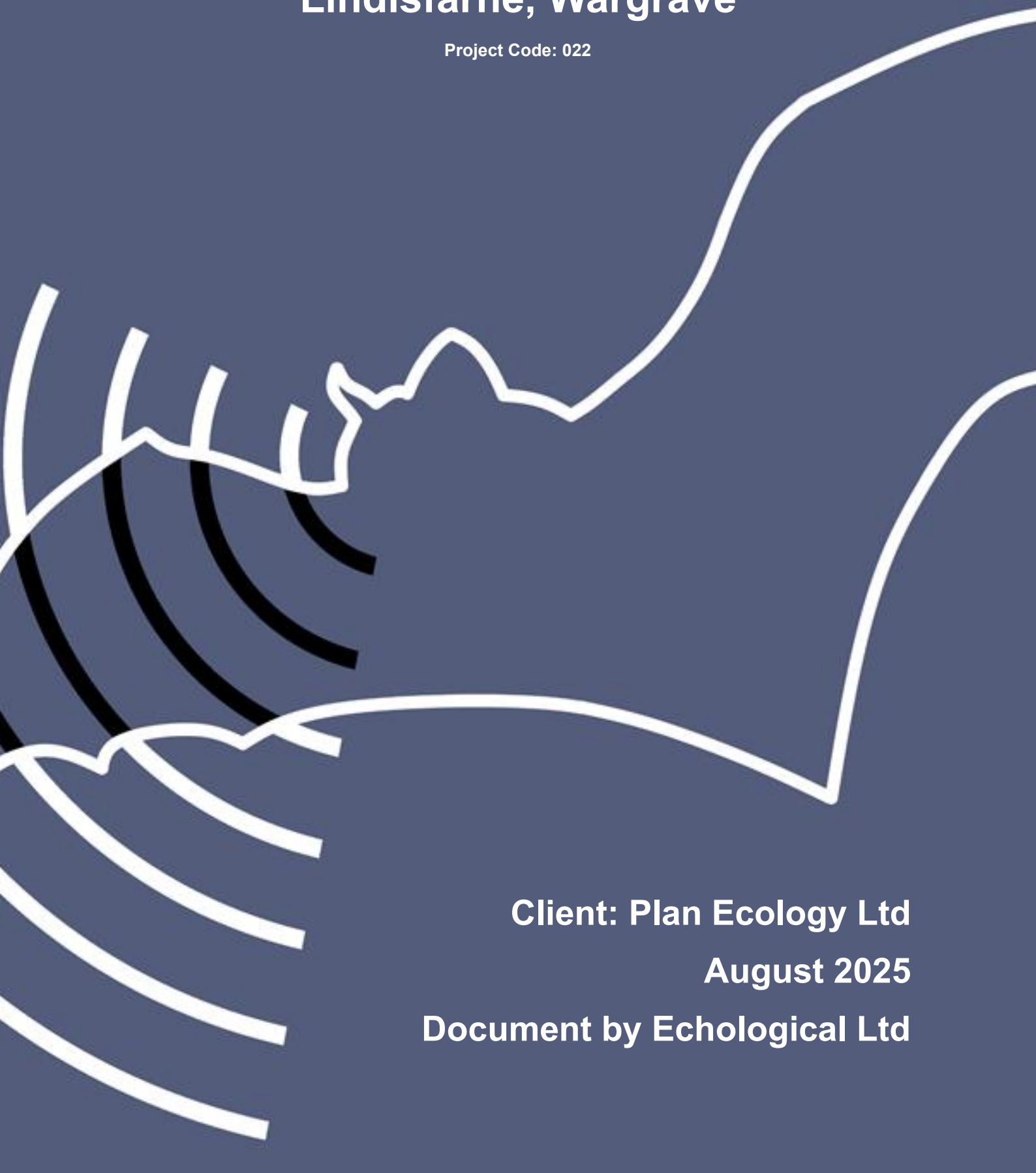


Preliminary Ecological Assessment

Lindisfarne, Wargrave

Project Code: 022



Client: Plan Ecology Ltd

August 2025

Document by Echological Ltd

Issue and Revision Record

Revision	Date	Written	Description
v1	14.08.2025	DB	First Issue

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Contents	Summary
Site Location	The site is situated at Wargrave Road, Wargrave.
Proposal	The current proposed plans are to demolish the current house (including garage) and build a new residency and pool adjacent to the new house. No planned works to the rest of the garden as part of the proposed development.
Scope of Survey	The aim of this report is to: • Ascertain habitats present on site. • Potential for protected/notable species to be on site. • Recommendation for any further surveys to determine level of potential impact. • Recommendations for any further assessments for designation impact.
Results and Evaluation	A number of protected species records were recorded within 2km of the site. Within the site boundary, bats have been recorded roosting (though this assessment has been dealt with in a separate report), no other protected species or notable habitat has been recorded. Within the Extended Ownership (EO) of the property, Priority Habitat (Deciduous Woodland) is noted and protected species have been assessed as either using or being adjacent to the EO. Within the EO an invasive non-native species, Himalayan balsam has been recorded along side Hennerton Backwater.
Recommendations	No demolition or construction to be carried out at night during the bat active period April - October) and no excavations to be left open overnight to prevent mammals falling in and getting stuck. A suitable dust suppression method statement will be required to prevent negative impact upon the Priority Habitat. Two bat and two bird boxes will be installed to provide enhancement as part of the proposed development.

1. Introduction

1.1 Background

Echological Ltd (Echological) was commissioned by Plan Ecology Ltd to undertake a Preliminary Ecological Assessment (PEA) of Lindisfarne, Wargrave Road, Wargrave, hereafter referred to as “the site”.

This report has been prepared by Principal Ecologist Dave Byett MSc BSc (Hons) MCIEEM and the conditions pertinent to it are included within Appendix A.

1.2 Site Description

The site is situated along Wargrave Road, Wargrave and is centred at British Grid Reference SU 78120 80889. The site is comprised of a large house with attached garage, situated in a large garden with numerous mature trees, which is adjacent to Hennerton Backwater (a small section of river that breaks off and re-connects to the Thames River). The wider landscape to the east is comprised mainly of Park Place, a large estate that is comprised of woodland, pastures/grassland. To the west is the River Thames as well as highly wooded urban areas, as well as woods and pastures. See Figure 1 for site boundary (of the house and garage) and the Extended Ownership (EO).

1.3 Development Proposals

The current proposed plans are to demolish the current house (including garage) and build a new residency and pool adjacent to the house. No planned works to the rest of the garden as part of the proposed development.

1.4 Purpose of Report

The purpose of this report is to:

- Undertake a desk study to obtain existing information on statutory and non-statutory sites of nature conservation interest and relevant records of protected / notable species within the site and its zone of influence.
- Present the results of an extended Habitat Classification Survey, involving a walkover of the site to record habitat types and dominant vegetation, including any invasive species.
- Evidence of protected fauna or habitats capable of supporting such species.
- Evaluate potential ecological receptors on site and within the zone of influence;
- Identify any constraints to the site's development and make any recommendations for further surveys, mitigation or enhancement.

Scientific names are provided at the first mention of each species and common names (where appropriate) are then used throughout the rest of the report for ease of reading.

1.4.1 Validity

The details of this report will remain valid for a period of eighteen months from the date of the survey, (December 2026), after which the validity of this assessment should be reviewed to determine whether further updates are necessary. The recommendations within this report should be reviewed (and reassessed if necessary) should there be any changes to the red line boundary or development proposals which this report was based on.

1.5 Legislation

Environmental surveys are required to meet Local and National Environment and Planning Policy with regards to biodiversity and development (Appendix B).



2. Methodology

2.1 Historic Surveys

The house and garage had a Preliminary Roost Assessment (PRA) and subsequent dusk emergence surveys carried out by Plan Ecology (Plan Ecology Ltd, 2025).

2.2 Desk Study

Online databases including Multi Agency Geographic Information for the Countryside (MAGIC)¹ and the Joint Nature Conservation Committee (JNCC)² were consulted to identify and locate any qualifying features of interest (such as statutory designated sites).

The following survey areas for this assessment have been used to gather information on the ecological features with the potential to be affected by the scheme:

- Two kilometres from the boundary of the scheme for internationally designated and nationally designated nature conservation sites (and 'potential' designated sites), including Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar Sites and Sites of Special Scientific Interest SSSI.
- Ten kilometres from the boundary of the proposed scheme for SACs designated for bat populations in line with CIEEM.
- One kilometre from the boundary of the proposed scheme for nationally and locally designated nature conservation sites, including National Nature Reserves (NNRs), Local Nature Reserves (LNRs), Marine Conservation Zones (MCZ), Site of Nature Conservation Importance (SNCI) and RSPB Reserves. This study area has been defined by professional judgement to ensure that all potential effects are identified within the Zone of Influence (Zol)
- One kilometre for SSSI impact risk zones³ (IRZ).
- Two hundred metres from the boundary of the proposed scheme for ancient woodland, ancient semi-natural woodlands (ASNW) and ancient replanted woodland (ARW) and any other priority habitats.

A biological data request for notable and protected species records within 2km of the scheme was requested from Thames Valley Environmental Records Centre (see Appendix C).

MAGIC was also used to identify development licences granted in the last 5 years for bats and great crested newts (GCN) within 2km of the scheme to gain a better understanding if there are any species protected under the Wildlife and Countryside Act present within the area. This search was undertaken on 06/08/2025.

The current guidance on ecological assessments recommends that all ecological features that occur within a Zol for a scheme are investigated as follows⁴:

- Areas to be directly affected within the land take for the proposed scheme and access.
- Areas that would be temporarily affected during construction.
- Areas likely to be impacted by hydrological disruption.

¹ <https://magic.defra.gov.uk>

² <https://jncc.gov.uk>

³ Natural England Open Data (2020) SSSI Impact Risk Zones (England) [online] available at: https://naturalengland-defra.opendata.arcgis.com/datasets/dd6ff0bd464e42fea19f289423a1d22a_0?geometry=0.119%2C51.711%2C0.177%2C51.720

⁴ CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.



The data search did not cover Tree Preservation Orders (TPOs); or Conservation Areas designated for their special architectural and historic interest.

Further information on relevant species / environmental legislation and planning policy can be found in Appendix B.

2.3 Field Surveys

The following methodologies have been used to identify the ecological receptors present on or near the site and which are relevant to the proposed development. Survey didn't extend beyond the landownership of the site.

2.4 Habitats

An extended Habitat Classification Survey was undertaken on the 28/06/2025 by Dave Byett MSc BSc (Hons) MCIEEM. The weather conditions were clear and dry.

The habitats present on site were mapped in accordance with the UK Habitat Classification Professional Edition – Version 2.0 (UK Hab Ltd., 2023), hereafter referred to as 'UKHab'. The habitats have been classified to a minimum of 'Level 3' (in accordance with UKHab), to identify the presence of any Habitats of Principal Importance (HPIs) listed under the NERC Act 2006. Where habitats occur in multiple areas of the site or are of different condition, additional polygons of the same habitat have been mapped so that their condition may be assessed independently.

The minimum recording unit for habitat is 25m² or 5m length for linear habitats (such as hedgerows or watercourses). Dominant plant species were recorded for each habitat present using standard nomenclature (Stace, 2019).

2.5 Protected and Notable Species

The site was inspected for evidence or its potential to support protected or notable species, especially those listed under the Schedule 2 of the Habitat Regulations 2017 (as amended), Schedule 5 of the Wildlife and Countryside Act (W&CA) 1981 (as amended), the Countryside Rights of Way (CRoW) Act 2000, those given extra protection under the Natural Environment and Rural Communities (NERC) Act 2006 and species included in Wokingham Borough Local Development Framework⁵ and Biodiversity Action Plan by the Wokingham Borough Council⁶ which is applicable to this site.

The presence of some species was determined using standard best practice guidance and are listed below.

2.5.1 Bats

Any suitable structures or trees were assessed using the BCT *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 2023).

[REDACTED]

2.5.3 Birds

Bird species identified at the time of survey were noted and nesting birds recorded as seen. An assessment of habitats was undertaken to determine the likely value to breeding and foraging birds.

⁵ <https://www.wokingham.gov.uk/sites/wokingham/files/2023-06/Final%20adopted%20Core%20Strategy%20inc.%20cover.pdf>

⁶ <https://wokingham.moderngov.co.uk/Data/Executive%20-%20Individual%20Member%20Decisions/201402180945/Agenda/266687.pdf>



2.5.4 Great Crested Newt & Common Amphibians

The site was appraised for its suitability to support great crested newt (GCN) *Triturus cristatus* based on guidance outlined in the Herpetofauna Workers' Manual (Gent & Gibson, 2003) and the *Great Crested Newt Conservation Handbook* (Langton, Beckett, & Foster, 2001). Each waterbody was assessed using the Habitat Suitability Index (HSI) (Oldham, Keeble, Swan, & Jeffcote, 2000) which assigns a value to the pond calculated from 10 pre-identified features. The HSI value gives a correlation of likely use by GCN and below 0.46 the waterbody is considered to have less likelihood of GCN presence however this metric is a guide and should be assessed on a site-by-site basis as waterbodies with low HSI have been known to support GCN.

Habitat suitability and evidence of other common amphibians was recorded on site where relevant.

2.5.5 Hazel Dormouse

The site was surveyed for its suitability to support hazel dormouse *Muscardinus avellanarius* based on best practice guidance (Bright, Morris, & Mitchell-Jones, 2006).

2.5.6 Otter

The site was assessed for its suitability to support otter *Lutra lutra* using industry standard survey advice (Chanin, 2003).

2.5.7 Reptiles

The site was appraised for its suitability to support reptiles using guidance outlined in the Herpetofauna Workers' Manual (Gent & Gibson, 2003).

2.5.8 Water vole

Waterbodies within or adjacent to the site were assessed for their suitability to support water vole *Arvicola amphibius* using the industry standard survey advice (Dean, 2016).

2.5.9 Invertebrates

The site's habitats were appraised for suitability to support assemblages of invertebrates and commented on in the report as appropriate.

2.5.10 Other Species

The site was also appraised for its suitability to support other protected or notable fauna with regard to the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017) and BS42020:2013 Biodiversity – Code of Practice for Planning and Development (BSI, 2013). Evidence of any current or historical presence of such species was recorded.

2.5.11 Invasive Species

Evidence of species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), and the Invasive Alien Species (Enforcement and Permitting) Order 2019 (as amended) were recorded as seen.

2.6 Limitations

Absence of desk study records cannot be relied upon to infer absence of a species/habitat as the absence of records may be a result of under-recording within the given search area.

The optimal period to undertake an extended UKHab survey is April-September, inclusive. The survey was undertaken in June, which is within the optimal survey window. Therefore, this is not considered to be a limitation.

Access was possible to all areas of the site.

To determine presence or likely absence of protected species usually requires multiple visits at suitable times of the year. This survey focuses on assessing the potential of the site to support species of note,



which are considered to be of principal importance for the conservation of biodiversity with reference to those given protection under UK or European wildlife legislation, from only a single visit. This report cannot, therefore, be considered a comprehensive assessment of the ecological interest of the site. However, it does provide an assessment of the ecological interest present on the day the site was visited and highlights areas where further survey work may be recommended.

3. Results

3.1 Desktop Assessment

3.1.1 Designated Sites

Table 1 below shows what designations are within buffers as set out in section 2.2 of the site boundary.

Table 1: Statutory and non-Statutory Designated Sites Identified During the Desk Study.

Site Name	Designation	Distance and Direction from Site	Qualifying Features
Harpsden Wood	SSSI	1810m W	Harpsden Wood supports a range of woodland stand types reflecting the underlying geology and has a rich flora with over 40 species associated with a long continuity of woodland cover. It also contains populations of plant species with a restricted distribution in the Oxfordshire Chilterns.
Branfords Woodlands	LWS		This site is an area of long-established woodland. Though not considered to be ancient it has the typical appearance of semi-natural woodland with standard trees over hazel coppice.
Park Place School	LWS		This site has a variety of habitats. There is parkland, areas of woodland, a bank of chalk grassland at the west edge, a small lake and some ponds. Species associated with long established woodland that have been recorded here include primrose, Solomon's-seal and wood spurge. Wild marjoram and wild basil are found in the chalk grassland. There are chalk tunnels which are a bat hibernaculum which have been regularly monitored and four species have been recorded. The ponds support great crested newt.
Remenham Wood	LWS		This site is ancient woodland. The centre of the site has been replanted with conifers but there are extensive areas of semi-natural stands towards the edges though some of these have been significantly modified by planting of non-native trees. On the acidic soils there are stands of beech with some oak, cherry and ash. Some rhododendron has been planted in these areas there is some sweet chestnut coppice. The calcareous areas are also dominated by beech with ash and cherry. Parts of this area have been underplanted with spruce. Hazel coppice is abundant in the shrub layer. The ground flora is dominated by bluebell, bramble and bracken and is richest in the more calcareous areas. A good range of species associated with long established woodland have been recorded here. These include wood anemone, woodruff, slender St John's-wort, yellow archangel, yellow pimpernel, wood millet, sanicle and primrose. In the more acidic areas heath speedwell, heather and gorse have been recorded.

Wargrave Marsh	LWS		A relatively large diverse site, which comprises approximately the northern half of an island enclosed by the River Thames and Hennerton Backwater. The western part of the site is composed of un-grazed fen with scattered scrub and trees, which would appear to receive limited management other than a mown footpath through the centre. The north and centre of the site is composed primarily of wet woodland criss-crossed by damp ditches. The eastern side of the site comprises species-poor semi-improved grassland, with marshy areas grading into fen. This grassland was cattle grazed during the 2019 survey, and has been managed by a mixture of grazing and hay-cut in the past.
Worley's Hill	LWS		Worley's Hill is a small parcel of broadleaved semi-natural woodland on an ancient woodland site, with areas of young plantation, approximately 2km east of Henley-on-Thames. Although originally lowland beech and yew woodland, the trees were mainly lost in storms and now the site is quite scrubby. The site is bound to the south and west by minor roads and to the east by a garden. The woodland canopy is dominated by beech and ash. The scrub layer has abundant box creating heavy shade. The field-layer is sparse and concentrated at the edges of the block and in more open areas under ash. It includes locally abundant dog's mercury and common ivy, with frequent bluebell and nettle. Indicator species for long-established woodland include broad-leaved helleborine, guelder-rose, primrose, ramsons, small-leaved lime, spurge-laurel, wood spurge and wood speedwell. Fly orchid was recorded in 2009.
Wetland North of Wargrave	LWS		An area of mixed tall fen habitat with meadowsweet, yellow iris, common meadow-rue and common valerian.
Happy Valley and Conways Bridge	LWS		An undulating valley with areas of species rich calcareous grassland on the steep slope, ornamental landscaping, secondary woodland, improved grassland with some calcareous species. Calcareous species include glaucous sedge, thyme, marjoram, agrimony, upright brome, red fescue, clustered harebell, fairy flax and wild basil. The site lies to the South of Remenham Hill and sits adjacent to two woodland Local Wildlife Sites, the River Thames and a main road.
Templecombe Wood	LWS		This site consists of old estate woodland surrounding a group of open fields. The woodland is a mixture of native broadleaves such as ash with non-native species such as sycamore lime and horse chestnut. Yew is abundant. The understorey has some areas of hazel coppice and much cherry laurel in places. A number of species associated with long established woodland are present including locally frequent bluebell, locally frequent wood anemone and wood spurge. Dog's mercury and bramble are also frequent in the ground flora.
Grassland Slope	LWS		This grassland site lies between a backwater of the Thames and the A321. The area is wet close to the river with reed canary grass and rushes. Wetland species such as water mint, ragged robin, marsh marigold and hemlock water-dropwort are found here. Loddon lily has been recorded here in the past. To the east the land rises and here rough calcareous grassland is found with species such as wild parsnip, greater knapweed, meadow cranesbill and agrimony. However only the wet area is included within the site at present.



			The site is split into two sections and the southern section includes an area of scrubby woodland and possibly an old orchard. The areas at the far south and far north appear to have been converted into gardens.
Fairman's Wood/Little Fairman's Wood	LWS		Mainly Lowland Mixed Deciduous Woodland and some Lowland Beech and Yew Woodland priority habitat. The diverse woodland structure supported 21 indicator species in the last survey. It's included within the Chilterns Escarpment Biodiversity Opportunity Area

3.1.2 SSSI Impact Risk Zones

The scheme sits within an Impact Risk Zone (IRZ) for Site of Special Scientific Interest for Harpsden Wood SSSI and Rodbed Wood SSSI. An IRZ for Sites of Special Scientific Interest was undertaken on the 07/08/2025 following the assessment of the development proposal, noting: *You do not need to consult Natural England on the proposed development at this location* (see Appendix D).

3.1.3 Ancient Woodland and Priority Habitats

Three parcels of Priority Habitat of Lowland fens within 200m of the site, with closest one being 19m west of the site.

Four parcels of Priority Habitat of Deciduous woodland within 200m of the site, with closest one being within the site.

3.1.4 Development Licences

Table 2 below shows the development licences that have been granted within the last 5 years within 2km of the site.

Table 2: European Protected Species Licences within the last 5 years within 2km of the site

Distance	Direction	Case Reference	Issued	Species Impacted	Impacts
1814m	N	2020-48008-EPS-MIT	06/08/2025	C-PIP	Damage resting place.
137m	W	2018-38131-EPS-MIT-1	07/07/2020	GCN	Damage and destroy resting place.

Notes: C-PIP = Common pipistrelle, GCN = Great crested newt

3.2 Habitats

The following habitats, as outlined in Table 3, have been identified through the field assessment, a UKHab map can be found in Figure 2, with Site Photos in Appendix E and Target Notes (TN) in Appendix F.

Table 3. Habitats Present on Site.

Habitat	Result	Importance Assessment
g4 Modified grassland Secondary Codes: 106 mown	Grassland that is dominated by perennial ryegrass <i>Lolium perenne</i> , Creeping Bent <i>Agrostis stolonifera</i> , white clover <i>Trifolium repens</i> , Common Ragwort <i>Senecio jacobaea</i> , Lesser Burdock <i>Arctium minus</i> , Selfheal <i>Prunella vulgaris</i> , Bird's-foot-trefoil <i>Lotus corniculatus</i> and yarrow <i>Achillea millefolium</i> .	N/A

	Photo of general composition of lawn.  Additionally, outside the red line boundary at the lower levels creeping jenny <i>Lysimachia nummularia</i> starts to become fairly frequent, showing that this area of soil is high saturated from the river water. There are three areas that are not mown so regularly, TN1 because of the presence of conifers, TN2 because this use to be a section where alder stumps are present and TN3 due to the steepness of the bank (requiring to be trimmed).	
u1b5 Building	Residential house has potential for roosting bats.	N/A
u1b Developed land sealed surface	Hard standing, including tarmac and paving slabs	N/A

3.2.1 Extended Ownership

The rest of the grassland in the EO is comprised of the same species composition, though the soil water content is higher in the lower section close to the water, as indicated by the more frequent presence of creeping jenny.

The Priority deciduous woodland in the west extent of the EO, is a mixed deciduous woodland, comprising a number of mature trees including bramble *Rubus fruticosus* sp, Sycamore *Acer pseudoplatanus*, ash *Fraxinus excelsior*, lime *Tilia x europaea*, pedunculate oak *Quercus robur*, field maple *Acer campestre*, hazel *Corylus avellana*, Yew *Taxus baccata*, beech *Fagus sylvatica* and sweet chestnut *Castanea sativa*. The woodland is in good condition and is not to be directly impacted by the proposed development. Outside of the woodland, there are also mature trees of hazel, ash, alder, silver birch *Betula pendula*, plum, honey locust *Gleditsia triacanthos*, dogwood *Cornus sanguinea* and copper beech *Fagus sylvatica* f. *purpurea*.

3.3 Protected and Notable Species

3.3.1 Bats

The following species have been recorded within 2km of the site, barbastelle *Barbastella barbastellus*, Bechstein's Bat *Myotis bechsteinii*, greater horseshoe *Rhinolophus ferrumequinum*, noctule *Nyctalus noctula*, common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long-eared *Plecotus auritus*, Nathusius's pipistrelle *Pipistrellus nathusii*, serotine *Eptesicus serotinus*, *Myotis* sp., Natterer's *Myotis nattereri*, whiskered *Myotis mystacinus*, Daubenton's bat *Myotis daubentonii* and Leisler's bat *Nyctalus leisleri*.

3.3.1.1 Preliminary Roost Assessment

There is one structure on site, though this has been assessed separately in a separate Bat Survey Report (Plan Ecology Ltd, 2025) which recorded a day roost for two soprano pipistrelles and not assessed further within this report.

3.3.1.2 Preliminary Tree Assessment

Most trees were in good health in the immediate surrounding of the red line boundary. One dead standing ash tree was noted in the northern boundary of the site (TN7) which has potential to support roosting bats. The trees surrounding the site boundary for development were assessed for potential for roosting bats, though the whole woodland was not, as was deemed outside the zone of impact for roosting bats.

3.3.1.3 Habitat Suitability

The site is deemed to have low habitat suitability as only modified grassland is present. The surrounding EO though is of high suitability for foraging, commuting and potential roosting due to the mature deciduous woodland, number of other mature trees and the Hennerton Backwater, and likely will be passing through the site boundary to access these habitats.

3.3.3 Birds

There were a number of bird records returned, 9 schedule 1 birds within 2km of the site, including, kingfisher *Alcedo atthis*, peregrine falcon *Falco peregrinus*, red kite *Milvus milvus* and merlin *Falco columbarius*. The king fisher has been recorded along the River Thames, which feeds in Hennerton Backwater, so it is assumed they would be utilising this section of water as well.

In the EO there is suitable nesting and foraging habitat present on site for common and widespread species in the mature trees and hedgerows, as well as Hennerton Backwater.

The site offers nesting potential with a disused nest (that shows signs of regular use) found within the boat house (TN8). There is also plenty of waterfowl spraint on the lawn adjacent to Hennerton Backwater.

3.3.4 Great Crested Newt & Common Amphibians

Thirty-one records of GCN were returned within 2km of the site.

There are no waterbodies on site, though there is one adjacent to the EO, Hennerton Backwater, though as this is a moving body of water and connects with the River Thames, it is deemed not suitable for GCN. There is one water body (a large pond) within 350m south of the site, though from aerial assessment this is a large pond, likely to be full of fish greatly reducing GCN suitability. There are a number of records of GCN present around the site, therefore there is a possibility that GCN could be using the woodland scrubbed areas of the EO to forage and potentially hibernate within. As the site is mown grassland, therefore the likelihood of GCN presence is considered to be low.

3.3.5 Hazel Dormouse

No records of dormice within 2km of the site.

There is no suitable habitat within the site boundary as only modified grassland is present. Within the EO there is suitability within the Priority Habitat deciduous woodland, which connects into the wider landscape of woodland. Though this woodland is considered to have low to moderate suitability due to the structure of the woodland not offering enough suitable ground flora structure/diversity. Therefore,



due to the absence of dormouse records, no habitat within the site, the likelihood of impact is considered nugatory.

3.3.6 Otter

Five records have been recorded along the River Thames.

There are no waterbodies within the site boundary, though Hennerton Backwater is adjacent to the EO and offers suitable foraging and commuting for otters, which connects to the River Thames, therefore it is assumed they are using that stretch of water.

3.3.7 Reptiles

Records of widespread UK native species were recorded within 2km of the site, for slow-worm *Anguis fragilis*, grass snake *Natrix Helvetica* and adder *Vipera berus*.

The red line boundary site offers negligible reptile habitat, as it that of mown lawns and hard standing. The EO also offers limited suitability as most is either well managed lawn or woodland/scrub, which offers limited habitat for slow worms. The main area of suitability lies along the boundary edge next to Hennerton Backwater, which is slow enough, that it could be suitable for grass snakes *Natrix Helvetica* to move through the water and forage for bank voles *Myodes glareolus*, etc.

3.3.8 Invertebrates

There are several Notable/Rare invertebrates recorded within 2km. Species most likely to be associated within the EO is the stag beetle *Lucanus cervus illa*. Stag beetles could be present in the woodland due to the life cycle requirements.

The site boundary is considered to be of negligible value to invertebrates as the grassland is regularly mown, though the EO offers high value due to the presence of the deciduous woodland with species such as oak which are well known to support a wide range of inverts and the Hennerton Backwater supporting a range of aquatic inverts.

3.3.9 Water Vole

No records of water vole were returned within 2km of the site.

There are no waterbodies within the site boundary, though Hennerton Backwater is adjacent to the EO and slow moving enough to offer suitable foraging and commuting.

3.3.10 Other Species

No other species within the site boundary.

The site is not considered suitable for other species of note.

3.3.11 Invasive Species

A total of 19 invasive species have been recorded within 2km of the site, including Himalayan balsam *Impatiens glandulifera*, rhododendron *Rhododendron ponticum* and Japanese knotweed *Reynoutria japonica*.

Along the river front, there are two stands of Himalayan Balsam *Impatiens glandulifera* which is non-native and invasive plant species (TN4 and 5), with one of the patch next to the boat house (next to TN 4).



4. Recommendations

All of the works outlined below should be assumed as likely requirements for the pre-planning stage to inform a planning application, unless otherwise stated.

4.1 Habitats

There are no notable habitats within the red line boundary, consisting of modified grassland, hardstanding and building. Within the EO, there is Priority Deciduous woodland, which is directly adjacent to the red line boundary, bordering where the proposed pool will be placed. As the proposed works are to demolish the existing property and then construct a new one and install a pool, these would all be great sources of dust which could be deposited on the woodland and degrade it. As the source of dust is within 50m of an ecological receptor (The Institute of Air Quality Management, January 2024, Version 2.2) note that there is potential for impact to occur and appropriate mitigation is required. Therefore, it is recommended that works be carried out in a manner that prevents indirect impacts upon the habitat, primarily that of air quality degradation from dust. A suitable dust strategy is recommended to be created, detailing elements to reduce or prevent dust such as water suppression or sensible methodology of demolition, and how to minimise dust during construction, this must be reviewed by an ecologist to determine if measures planned are suitable and preventing impacts upon a habitat of high value.

Due to the proximity of the site to Hennerton Backwater which connects to the River Thames, it is also recommended that suitable pollution control measures be put in place, such as and not limited to dedicated refuelling areas, plant spill mats, secure fuel storage and pollution incident log book,

4.2 Bats

The house is a confirmed day roost for soprano pipistrelle and any mitigation and licencing specific to the site is not covered within this report.

A dead tree (TN7) is noted as having bat roosting potential, but due to the distance of the tree from the site boundary no impacts are anticipated, so no further actions are required.

As the immediate surroundings of the red line boundary is of high suitability for foraging and commuting bats, it is recommended that no night time works be carried out during April-October within 30 minutes prior to sunset and 30 minutes post sunrise, this will prevent any possible interference with foraging bats in and around the site. Should nighttime working be required, lighting must be minimal and directional to the direct area of works, with no light spill upon the adjacent woodland in the EO.

4.4 GCN

Even though no suitable waterbodies for GCN have been recorded within the site or EO, GCN have been recorded within 2km and the woodland in the EO offers suitable foraging form them. As the work is restricted to the site boundary, it is considered that all contractors be given a toolbox talk on GCN, what to look out for and what to do if found.



4.5 Otters and Water Voles

There is potential for otters and water voles to be present along the edge of the EO in Hennerton Backwater, though as works are separate from this and confined to the red line boundary, no impacts are anticipated upon either species.

4.6 Invasive Species

Himalayan balsam has been confirmed as present within the EO, along side Henner Backwater, which is outside the area of works for the development, therefore no impacts are anticipated from the works. Though it is recommended that these be removed to prevent this species dominating the riverside and out competing native flora. Simple steps such as hand pulling the plants before they go to seed and then leaving to decompose in a dry open area and repeating this yearly, will prevent their growth and remove their seed bed.

Japanese has not been recorded on site, but as they have been recorded within 2km of the site, it is recommended good site practises, such as wheel washing, restricting plant movement to hardstanding where possible, etc.

4.6.1 Protected Notable Species

The EO has potential to support other protected or notable species not identified during the site assessment, though if the mitigation above is followed, this will reduce possible impacts upon these if present.

4.6.2 Enhancements

Under the National Planning Policy Framework⁷ (NPPF), a development must provide enhancement for biodiversity. To support this, it is recommended that two bat box (general multipurpose one such as Schwegler 2f/1FF) and two bird boxes (one small hole entrance one large) be installed upon trees within the EO.

5. Conclusion

The development proposals are considered to have impact upon bats, [REDACTED] and Priority Habitat deciduous woodland and could be impacted during construction. With some simple construction mitigation as noted in section 4 (such as no nighttime working, no open holes (or means of escape) and dust suppression), bats, [REDACTED] and Priority Habitat would not be impacted. It is also recommended that contractors be given a toolbox talk on GCN as well.

Following the installation of a bird and bat box, the site will provide enhancement to the local wildlife inline with the NPPF.

⁷ <https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf>



7. Figures

Figure 1 – Site Location Plan

Figure 2 – Preliminary Ecological Assessment, Pre-Development Site Plan





Legend

Boundary

Site Boundary

Extended Ownership

Notes
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Ordnance Survey
100024198


Ecological Ltd

Client

Plan Ecology Ltd

Site

Lindisfarne, Wargrave

Title

Preliminary Ecological Assessment
Site Location

A	07/08/2025	DB	For Issue
Rev	Date	Drawn	Description

Drawing number (Project Number - Map Number - Revision)
022-01-A



Legend

Boundary

Site Boundary

Extended Ownership

Habitat

g4 - modified grassland

u1b - developed land, sealed surface

u1b5 - buildings

Rural tree

Urban tree

Target Note

Priority Habitat - Deciduous Woodland

Secondary codes:

112 - Earthbank
827 - Garden

Notes

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Ordnance Survey
100024198

Echological Ltd

Client

Plan Ecology Ltd

Site

Lindisfarne, Wargrave

Title

Preliminary Ecological Assessment
Pre-Development Site Plan

A	14/08/2025	DB	For Issue
Rev	Date	Drawn	Description

Drawing number (Project Number - Map Number - Revision)
022-02-A

Echological Ltd.
This document is issued for the party which commissioned it and for specific purposes connected with the captioned project only. It should not be relied upon by any other party or used for any other purpose.
We accept no responsibility for the consequences of this document being relied upon by any other party, or being used for any other purpose, or containing any error or omission which is due to an error or omission in data supplied to us by other parties.

01020304050607080910111213141516171819202122232425262728293031323334353637383940

Meters

Scale: 1:650

8. Appendices



Appendix A Conditions

This Report has been prepared using reasonable skill and care for the sole benefit of Plan Ecology Ltd (“the Client”) for the proposed uses stated in the report by Echological Ltd (“Echological”). Echological exclude all liability for any other uses and to any other party. The report must not be relied on or reproduced in whole or in part by any other party without the copyright holder’s permission.

No liability is accepted or warranty given for; unconfirmed data, third party documents and information supplied to Echological or for the performance, reliability, standing etc. of any products, services, organisations or companies referred to in this report.

The report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times. No investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or not fully representative information. Any monitoring or survey work undertaken as part of the commission will have been subject to limitations, including for example timescale, seasonal and weather-related conditions. Actual environmental conditions are typically more complex and variable than the investigative, predictive and modelling approaches indicate in practice, and the output of such approaches cannot be relied upon as a comprehensive or accurate indicator of future conditions. The “shelf life” of the Report will be determined by a number of factors including; its original purpose, the Client’s instructions, passage of time, advances in technology and techniques, changes in legislation etc. and therefore may require future re-assessment.

The whole of the report must be read as other sections of the report may contain information which puts into context the findings in any executive summary.

Echological reserves the right to share this Report and any related materials, survey data, surveys, drawings and/or documents at any time with the relevant Local Ecological Records Centre (LERC), any relevant statutory body or organisation as Echological may reasonably require from time-to-time.

The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. Echological accepts no liability for issues with performance arising from such factors.



Appendix B Legislation

Habitats Directive

The Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora, or the 'Habitats Directive', is a European Union directive adopted in 1992 in response to the Bern Convention. Its aims are to protect approximately 220 habitats and 1,000 species listed in its several Annexes.

In the UK, the Habitats Directive is transposed into national law via the Conservation of Habitats and Species Regulations 2017 (as amended) in England and Wales, and via the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 (as amended) in Northern Ireland.

Birds Directive

The EC Directive on the Conservation of Wild Birds (79/409/EEC) or 'Birds Directive' was introduced to achieve favourable conservation status of all wild bird species across their distribution range. In this context, the most important provision is the identification and classification of Special Protection Areas (SPAs) for rare or vulnerable species listed in Annex 1 of the Directive, as well as for all regularly occurring migratory species, paying particular attention to the protection of wetlands of international importance.

Conservation of Habitats and Species Regulations 2017 (as amended)

Regulations place a duty on the Secretary of State to propose a list of sites which are important for either habitats or species (listed in Annexes I or II of the Habitats Directive respectively) to the European Commission. These sites, if ratified by Ministers, are then designated as Special Protection Areas (SPAs) within six years. Public bodies must also help preserve, maintain and re-establish habitats for wild birds.

The 2018 amendments mainly related to the impact of the *People Over Wind* decision and some implications arising for neighbourhood plan development and a range of other planning tools including Local Development Orders and Permission in Principle – see here for full details: <https://www.legislation.gov.uk/uksi/2018/1307/note/made>

The 2019 amendments related to the EU exit. Most of these changes involved transferring functions from the European Commission to the appropriate authorities in England and Wales. All other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant. The obligations of a competent authority in the 2017 Regulations for the protection of sites or species do not change.– see here for full details: <https://www.legislation.gov.uk/uksi/2019/9780/111176573>

The Regulations make it an offence to deliberately capture, kill, disturb or trade in the animals listed in Schedule 2, or pick, uproot, destroy, or trade in the plants listed in Schedule 5.

Wildlife & Countryside Act 1981 (as amended)

This is the principal mechanism for the legislative protection of wildlife in the UK. This legislation is the chief means by which the 'Bern Convention' and the Birds Directive are implemented in the UK. Since it was first introduced, the Act has been amended several times. The Act makes it an offence to (with exception to species listed in Schedule 2) intentionally:

- kill, injure, or take any wild bird;
- take, damage or destroy the nest of any wild bird while that nest is in use; or
- take or destroy an egg of any wild bird.

Or to intentionally do the following to a wild bird listed in Schedule 1:

- disturbs any wild bird while it is building a nest or is in, on or near a nest containing eggs or young; or
- disturbs dependent young of such a bird.



In addition, the Act makes it an offence (subject to exceptions) to:

- intentionally or recklessly kill, injure or take any wild animal listed on Schedule 5;
- interfere with places used for shelter or protection, or intentionally disturbing animals occupying such places; and
- The Act also prohibits certain methods of killing, injuring, or taking wild animals.

Finally, the Act also makes it an offence (subject to exceptions) to: intentionally pick, uproot or destroy any wild plant listed in Schedule 8, or any seed or spore attached to any such wild plant; unless an authorised person, intentionally uproot any wild plant not included in Schedule 8; or sell, offer or expose for sale, or possess (for the purposes of trade), any live or dead wild plant included in Schedule 8, or any part of, or anything derived from, such a plant.

Following all amendments to the Act, Schedule 5 'Animals which are Protected' contains a total of 154 species of animal, including several mammals, reptiles, amphibians, fish and invertebrates. Schedule 8 'Plants which are Protected' of the Act, contains 185 species, including higher plants, bryophytes and fungi and lichens. A comprehensive and up-to-date list of these species can be obtained from the JNCC website.

Part 14 of the Act makes unlawful to plant or otherwise cause to grow in the wild any plant which is listed in Part II of Schedule 9.

It is recommended that plant material of these species is disposed of as bio-hazardous waste, and these plants should not be used in planting schemes.

Environment Protection Act 1990

The Act imposes a classification of soil and other waste containing viable propagules of invasive non-native plant species as controlled waste. This has been applied to Japanese Knotweed *Reynoutria japonica*, with the result that waste containing this species must be disposed of in accordance with the duty of care set out in section 34 of the Act.

Protection of Badgers Act 1992

The main legislation protecting badgers in England and Wales is the Protection of Badgers Act 1992 (the 1992 Act). Under the 1992 Act it is an offence to: wilfully kill, injure, take or attempt to kill, injure or take a badger; dig for a badger; interfere with a badger sett by, damaging a sett or any part thereof, destroying a sett, obstructing access to a sett, causing a dog to enter a sett or disturbing a badger while occupying a sett.

The 1992 Act defines a badger sett as: "any structure or place which displays signs indicating current use by a badger".

Natural Environment and Rural Communities Act 2006

Section 41 (S41) of this Act requires the Secretary of State to publish a list (in consultation with Natural England) of Habitats and Species which are of Principal Importance for the conservation of biodiversity in England. The S41 list is 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 (NERC) Act 2006, to have regard to the conservation of biodiversity in England, when carrying out their normal (e.g. planning) functions. The S41 list includes 65 Habitats of Principal Importance and 1,150 Species of Principal Importance.

The Environment Act 2021

The Environment Act sets statutory targets biodiversity including a target to reverse the decline in species abundance by 2030. As well as confirming that public authorities have a duty to conserve and enhance biodiversity, and making provision for biodiversity gain to be a condition of planning permission in England.

Hedgerow Regulations 1997



The Hedgerow Regulations were made under Section 97 of the Environment Act 1995 and came into force in 1997. They introduced new arrangements for local planning authorities in England and Wales to protect important hedgerows in the countryside, by controlling their removal through a system of notification. Important hedgerows are defined by complex assessment criteria, which draw on biodiversity features, historical context and the landscape value of the hedgerow.

The Invasive Alien Species (Enforcement and Permitting) Order 2019 (as amended)

This Order is concerned with the prevention and management of the introduction and spread of invasive alien species.

Birds of Conservation Concern

This is a review of the status of all birds occurring regularly in the United Kingdom. It is regularly updated and is prepared by leading bird conservation organisations, including the British Trust for Ornithology (BTO), Joint Nature Conservation Committee (JNCC) and The Royal Society for the Protection of Birds (RSPB).

The latest report was produced in 2021 (Eaton *et al*, 2021) and identified 70 red list species, 103 amber species, and 72 green species. The criteria are complex, but generally:

Red list species are those that have shown a decline of the breeding population, non-breeding population or breeding range of more than 50% in the last 25 years.

Amber list species are those that have shown a decline of the breeding population, non-breeding population or breeding range of between 25% and 50% in the last 25 years. Species that have a UK breeding population of less than 300 or a non-breeding population of less than 900 individuals are also included, together with those whose 50% of the population is localised in 10 sites or fewer and those whose 20% of the European population is found in the UK.

Green list species are all regularly occurring species that do not qualify under any of the red or amber criteria are green listed.

Global IUCN Red List

The International Union for Conservation of Nature (IUCN) Threatened Species was devised to provide a list of those species that are most at risk of becoming extinct globally. It provides taxonomic, conservation status and distribution information about threatened taxa around the globe.

The system catalogues threatened species into groups of varying levels of threat, which are: Extinct (EX), Extinct in the Wild (EW), Critically Endangered (CE), Endangered (EN), Vulnerable (VU), Near Threatened (NT), Least Concern (LC), Data Deficient (DD), Not Evaluated (NE). Criteria for designation into each of the categories is complex, and consider several principles.

Local Biodiversity Action Plan (LBAP)

Local Biodiversity Action Plans (LBAP) identify habitat and species conservation priorities at a local level (typically at the County level), and are usually drawn up by a consortium of local Government organisations and conservation charities.

Some LBAP's may also include Habitat Action Plans (HAP) and/or Species Action Plans (SAP), which are used to guide and inform the local decision making process.

Wild Mammals (Protection) Act 1996

This Act offers protection to all wild species of mammals, irrespective of other legislation, and focused on animal welfare, rather than conservation.

Unless covered by one of the exceptions, a person is guilty of an offence if he mutilates, kicks, beats, nails or otherwise impales, stabs, burns, stones, crushes, drowns, drags or asphyxiates any wild mammal with intent to inflict unnecessary suffering.

It's application is typically restricted to preventing deliberate harm to wildlife (in general) during construction works etc.



Appendix C Biological Record Search



THIS SUMMARY PAGE MAY BE PUBLISHED. THE FULL REPORT
AND MAPS MAY NOT BE PUBLISHED IN THE PUBLIC DOMAIN.
THIS DATA SEARCH REPORT IS VALID UNTIL 2026-08-11

TVERC/25/0440 - Lindisfarrne, Wargrave

Summary Page

Prepared for: Echological Ltd

By:Thames Valley Environmental Records Centre

<https://www.tverc.org/>

The following dataset were requested:

Protected and Notable Species within 2km search area

Non-Statutory Sites within 2km search area

S41 Habitats of Principle Importance within 2km search area

The following results are included in this report:

Species:

	No. Taxon Name	No. Records
Protected and Notable Species:	151	3400
Invasive Species:	20	75

Designated Wildlife Sites:

	No. Sites	Designations
Non-Statutory Sites:	13	Berkshire Local Wildlife Site, Conservation Target Area, Biodiversity Opportunity Area

Habitats:

	No. Habitats	Area (ha)
Section 41 habitats of principle importance:	11	190.7

THIS DATA SEARCH REPORT IS VALID UNTIL 2026-08-11

Appendix D Impact Risk Zones for Sites of Special Scientific Interest Letter





This letter has been automatically generated by the Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs). This letter should have been generated by the local planning authority (LPA) and is for their use only. It is the responsibility of the LPA to make sure the SSSI IRZs have been used correctly before making any decisions based on the advice within this letter.

Date: 07/08/2025

Our Ref: IRZ_61416

Your Ref: Lindisfarne, Wargrave

Coordinate: 472531,191874 (IRZ polygon centre)

Thank you for using Natural England's SSSI Impact Risk Zones on the above date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

You do not need to consult Natural England on the proposed development at this location.

The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and those Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

Therefore, you do not need to consult Natural England on the likely impacts of development on terrestrial SSSIs and the SACs, SPAs or Ramsar sites that they underpin.

Discretionary Advice

Natural England may provide pre-application advice on other biodiversity or natural environment impacts or opportunities.

[Developers Get Environmental Advice - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/organisations/natural-england/about-us/pre-application-discretionary-advice-service) provides information on Natural England's pre-application discretionary advice service (DAS).

Please Note

The SSSI IRZs seek to guide consultations relating to the likely impacts of development on terrestrial SSSIs

under Schedule 4 (w) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 and section 28I of The Wildlife and Countryside Act 1981. They do not alter or remove any other statutory requirements to consult Natural England. The gov.uk website provides more information on when you must consult Natural England when considering development proposals.

The SSSI IRZs only indicate Natural England's assessment of likely risk to the notified features of terrestrial SSSIs and those SACs, SPAs or Ramsar sites that they underpin. There are other sites designated for nature conservation in the coastal and marine environment that are not underpinned by terrestrial SSSIs. This includes SPAs, SACs, Ramsar sites and Marine Conservation Zones (MCZs). You should consult Natural England on any coastal or marine proposal that might impact those sites.

Where the SSSI IRZs indicate a risk is unlikely, this does not mean that there are no potential impacts on biodiversity or the wider natural environment and there may be a requirement to consult Natural England as a statutory consultee on other matters.

[Local Planning Authorities Get Environmental Advice - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/local-planning-authorities-get-environmental-advice) provides more information on when you must consult Natural England when considering development proposals including [Nationally Significant Infrastructure Projects - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/nationally-significant-infrastructure-projects) (NSIPs).

General advice on the natural environment

Further general advice on the consideration of protected species and other natural environment issues is provided in Annex A of this letter. Dependent upon the location and nature of the proposed development there may be a requirement to consult Natural England as a statutory consultee on other matters.

Should the proposal change, please refer to the SSSI Impact Risk Zones again.

If you have any queries relating to the advice in this letter please contact consultations@naturalengland.org.uk

Yours faithfully

Natural England

Annex A - Natural England general advice

Protected Landscapes

Paragraph 182 of the [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/policies/national-planning-policy-framework) (NPPF) requires great weight to be given to conserving and enhancing landscape and scenic beauty within Areas of Outstanding Natural Beauty (known as National Landscapes), National Parks, and the Broads and states that the scale and extent of development within all these areas should be limited. Paragraph 183 requires exceptional circumstances to be demonstrated to justify major development within a designated landscape and sets out criteria which should be applied in considering relevant development proposals. Section 245 of the [Levelling Up and Regeneration Act 2023](https://www.legislation.gov.uk/ukpga/2023/1/section/245) places a duty on relevant authorities (including local planning authorities) to seek to further the statutory purposes of a National Park, the Broads or an Area of Outstanding Natural Beauty in England in exercising their functions. This duty also applies to proposals outside the designated area but impacting on its natural beauty.

The local planning authority should carefully consider any impacts on the statutory purposes of protected landscapes and their settings in line with the NPPF, relevant development plan policies and the Section 245 duty. The relevant National Landscape Partnership or Conservation Board may be able to offer advice on the impacts of the proposal on the natural beauty of the area and the aims and objectives of the statutory management plan, as well as environmental enhancement opportunities. Where available, a local Landscape Character Assessment can also be a helpful guide to the landscape's sensitivity to development and its capacity to accommodate proposed development.

Wider Landscapes

Paragraph 180 of the NPPF highlights the need to protect and enhance valued landscapes through the planning system. This application may present opportunities to protect and enhance locally valued landscapes, including any local landscape designations. You may want to consider whether any local landscape features or characteristics (such as ponds, woodland, or dry-stone walls) could be incorporated into the development to respond to and enhance local landscape character and distinctiveness, in line with any local landscape character assessments. Where the impacts of development are likely to be significant, a Landscape and Visual Impact Assessment should be provided with the proposal to inform decision making. We refer you to the [Guidelines for Landscape and Visual Impact Assessment \(GLVIA3\) - Landscape Institute](https://www.landscapelinstitute.org.uk/guidelines-for-landscape-and-visual-impact-assessment-glvia3/) for further guidance.

Biodiversity duty

Section 40 of the [Natural Environment and Rural Communities Act 2006 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2006/1/section/40) places a duty on the local planning authority to conserve and enhance biodiversity as part of its decision making. We refer you to the [Complying with the biodiversity duty - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/guidance/ complying-with-the-biodiversity-duty) for further information.

Designated nature conservation sites

Paragraphs 186-188 of the NPPF set out the principles for determining applications impacting on Sites of Special Scientific Interest (SSSI) and habitats sites. Both the direct and indirect impacts of the development should be considered. A Habitats Regulations Assessment is needed where there is a likely significant effect on a habitats site and Natural England must be consulted on 'appropriate assessments'. We refer you to [Appropriate assessment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/guidance/appropriate-assessment) for more information. Natural England must also be consulted where development is in or likely to affect a SSSI and provides advice on potential impacts on SSSIs either via the [SSSI Impact Risk Zones \(England\) \(arcgis.com\)](https://arcgis.com) or as standard or bespoke consultation responses.

Protected Species

Natural England has produced [Protected species and development: advice for local planning authorities \(gov.uk\)](https://www.gov.uk/government/guidance/protected-species-and-development-advice-for-local-planning-authorities) (standing advice) to help planning authorities understand the impact of particular developments on protected species. Natural England will only provide bespoke advice on protected species where they

form part of a Site of Special Scientific Interest or in exceptional circumstances. A protected species licence may be required in certain cases. We refer you to [Wildlife licences: when you need to apply - GOV.UK \(www.gov.uk\)](#) for more information.

Local sites and priority habitats and species

The local planning authority should consider the impacts of the proposed development on any local wildlife or geodiversity site, in line with paragraphs 180, 181 and 185 of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity to help nature's recovery. Natural England does not hold locally specific information on local sites and recommends further information is obtained from appropriate bodies such as the local records centre, wildlife trust, geoconservation groups or recording societies. Emerging [Local nature recovery strategies - GOV.UK \(www.gov.uk\)](#) may also provide further useful information.

Priority habitats and Species are of particular importance for nature conservation and are included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. We refer you to [Habitats and species of principal importance in England - GOV.UK \(www.gov.uk\)](#) for a list of priority habitats and species in England.

Natural England does not routinely hold species data. Such data should be collected when impacts on priority habitats or species are considered likely. Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land. We refer you to the [Brownfield Hub - Buglife](#) for more information and Natural England's [Open Mosaic Habitat \(Draft\) - data.gov.uk](#) (Open Mosaic Habitat inventory), which can be used as the starting point for detailed brownfield land assessments.

Biodiversity and wider environmental gains

Development should provide net gains for biodiversity in line with the NPPF paragraphs 180(d), 185 and 186. Major development (defined in the [National Planning Policy Framework \(publishing.service.gov.uk\)](#) glossary) is required by law to deliver a biodiversity gain of at least 10% from 12 February 2024 and this requirement is expected to be extended to smaller scale development in spring 2024. For nationally significant infrastructure projects (NSIPs), it is anticipated that the requirement for biodiversity net gain will be implemented from 2025.

For further information on the timetable for mandatory biodiversity net gain, we refer you to [Biodiversity Net Gain moves step closer with timetable set out - GOV.UK \(www.gov.uk\)](#). [Biodiversity net gain - GOV.UK \(www.gov.uk\)](#) provides more information on biodiversity net gain and includes a link to the draft [Biodiversity net gain - GOV.UK \(www.gov.uk\)](#) Planning Practice Guidance.

The statutory biodiversity metric should be used to calculate biodiversity losses and gains for terrestrial and intertidal habitats and can be used to inform any development project. We refer you to [Calculate biodiversity value with the statutory biodiversity metric - GOV.UK \(www.gov.uk\)](#) for more information. For small development sites, the [Small Sites Metric - JP040 \(naturalengland.org.uk\)](#) may be used. This is a simplified version of the biodiversity metric and is designed for use where certain criteria are met.

The mitigation hierarchy as set out in paragraph 186 of the NPPF should be followed to firstly consider what existing habitats within the site can be retained or enhanced. Where on-site measures are not possible, provision off-site will need to be considered.

Development also provides opportunities to secure wider biodiversity enhancements and environmental gains, as outlined in the NPPF (paragraphs 8, 74, 108, 124, 180, 181 and 186). Opportunities for enhancement might include incorporating features to support specific species within the design of new buildings such as swift or bat boxes or designing lighting to encourage wildlife.

The [Environmental Benefits from Nature Tool - Beta Test Version - JP038 \(naturalengland.org.uk\)](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any

negative impacts. It is designed to work alongside the statutory biodiversity metric.

[Natural environment - GOV.UK \(www.gov.uk\)](https://www.gov.uk/natural-environment) provides further information on biodiversity net gain, the mitigation hierarchy and wider environmental net gain.

Ancient woodland, ancient and veteran trees

You should consider any impacts on ancient woodland and ancient and veteran trees in line with paragraph 186 of the NPPF. The [Natural England Access to Evidence - Ancient woodlands Map](#) can help identify ancient woodland. Natural England and the Forestry Commission have produced [Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK \(www.gov.uk\)](#) (standing advice) for planning authorities. It should be considered when determining relevant planning applications. Natural England will only provide bespoke advice on ancient woodland, ancient and veteran trees where they form part of a Site of Special Scientific Interest or in exceptional circumstances.

Best and most versatile agricultural land and soils

Local planning authorities are responsible for ensuring that they have sufficient detailed agricultural land classification (ALC) information to apply NPPF policies (Paragraphs 180 and 181). This is the case regardless of whether the proposed development is sufficiently large to consult Natural England. Further information is contained in the [Guide to assessing development proposals on agricultural land - GOV.UK \(www.gov.uk\)](#). [Find open data - data.gov.uk](#) on Agricultural Land Classification or use the information available on [MAGIC \(defra.gov.uk\)](#).

The Defra [Construction Code of Practice for the Sustainable Use of Soils on Construction Sites \(publishing.service.gov.uk\)](#) provides guidance on soil protection, and we recommend its use in the design and construction of development, including any planning conditions. For mineral working and landfilling, we refer you to [Reclaim minerals extraction and landfill sites to agriculture - GOV.UK \(www.gov.uk\)](#), which provides guidance on soil protection for site restoration and aftercare. The [Soils Guidance \(quarrying.org\)](#) provides detailed guidance on soil handling for mineral sites.

Green Infrastructure

For evidence-based advice and tools on how to design, deliver and manage green and blue infrastructure (GI) we refer you to [Green Infrastructure Home \(naturalengland.org.uk\)](#) (the Green Infrastructure Framework). GI should create and maintain green liveable places that enable people to experience and connect with nature, and that offer everyone, wherever they live, access to good quality parks, greenspaces, recreational, walking and cycling routes that are inclusive, safe, welcoming, well-managed and accessible for all. GI provision should enhance ecological networks, support ecosystems services and connect as a living network at local, regional and national scales.

Development should be designed to meet the 15 [GI How Principles \(naturalengland.org.uk\)](#). The Green Infrastructure Standards can be used to inform the quality, quantity and type of green infrastructure to be provided. Major development should have a GI plan including a long-term delivery and management plan. Relevant aspects of local authority green infrastructure strategies should be delivered where appropriate.

The [Green Infrastructure Map \(naturalengland.org.uk\)](#) and [GI Mapping Analysis \(naturalengland.org.uk\)](#) are GI mapping resources that can be used to help assess deficiencies in greenspace provision and identify priority locations for new GI provision.

Access and Recreation

Natural England encourages any proposal to incorporate measures to help improve people's access to the natural environment. Measures such as reinstating existing footpaths together with the creation of new footpaths and bridleways should be considered. Links to urban fringe areas should also be explored to strengthen access networks, reduce fragmentation, and promote wider green infrastructure.

Rights of Way, Access land, Coastal access and National Trails

Paragraphs 104 and 180 of the NPPF highlight the importance of public rights of way and access. Development should consider potential impacts on access land, common land, rights of way and coastal access routes in the vicinity of the development. Consideration should also be given to the potential impacts on any nearby National Trails. We refer you to [Find your perfect trail, and discover the land of myths and legend - National Trails](#) for information including contact details for the National Trail Officer. Appropriate mitigation measures should be incorporated for any adverse impacts.

Further information is set out in the [Planning Practice Guidance on the Natural environment - GOV.UK \(www.gov.uk\)](#).

Appendix E Site Photos

Photo Number	Description	Photo
1	General view of the site, showing the house, from southernly aspect. Where you can see a large Norway spruce <i>Picea abies</i> that will need to be removed to facilitate the installation of the pool.	

2

View of the northern section garden adjacent to the current house, where the proposed pool is to be installed.



3

Steep bank from the northern section leading down to main garden, which is less managed than the main lawn with Norway spruce present.



4

Panoramic view of the
Hennerton Backwater flowing
adjacent to the property.



5

View of the Priority deciduous woodland that is present in the northern section of the Extended Ownership that comes up next to the extent of the pool.



6

Internal view of boat house leading on to Hennerton Backwater. Evidence of birds nesting present within.



Appendix F Target Notes

Target Note	Description	Photo
1	Small section of grass that is more tussocky in structure, with some nettles <i>Urtica dioica</i>, and ivy <i>Hedera helix</i> (coming from the small brick wall behind the 3 conifers <i>Cupressus sp.</i>	
2	A patch of ruderal plants, including spear thistle <i>Cirsium vulgare</i>, common yarrow <i>Achillea millefolium</i>, nettle, nipplewort <i>Lapsana communis ssp communis</i>, dog-rose <i>Rosa canina</i> and stumps of alder <i>Alnus glutinosa</i>.	
3	Steep bank, showing a more relaxed mowing regime compared to the main lawn.	

4	Large patch of Himalayan balsam	
5	Small patch of Himalayan balsam.	
6	Evidence of mole presence.	

7	Dead standing ash tree that has woodpecker holes and knot hole providing suitable bat roosting potential.	
8	Disused nest. Within boat house.	
9	Water fowl poo.	

